

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



January 13, 2014

Gregory Shreeve Sr.
Chief Building Official
City of Dublin
100 Civic Plaza
Dublin, CA 94568

RE: Ordinance #9-13

Dear Mr. Shreeve:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 11, 2013.


Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



CITY OF DUBLIN

100 Civic Plaza, Dublin, California 94568

Website: <http://www.ci.dublin.ca.us>

December 3, 2013

2013 DEC 11 P 11 9
CITY OF DUBLIN BUILDING
STANDARDS COMMISSION

California Building Standards Commission
2525 Natomas Park Drive
Suite 130
Sacramento, CA 95833-2936

Enclosed you will find a copy of Dublin Ordinance NO 9-13, without attachments, adopting the 2013 California Fire Code, and the 2012 International Fire Code; the 2013 California Building Code, and the 2012 International Building Code; the 2013 California Residential Code, and the 2012 International Residential Code; the 2013 California Electrical Code, and the 2011 National Electrical Code; the 2013 California Mechanical Code, and the 2012 Uniform Mechanical Code; the 2013 California Plumbing Code, and the 2012 Uniform Plumbing Code; the 2013 California Green Building Standards Code. The Ordinance will be effective for building permit applications submitted to the City of Dublin on or after January 1, 2014. You will also find Resolution No 194-13, Findings regarding the need for amendments to provisions in the California Building Standards Code.

We are submitting to you in compliance of the requirements as set forth in Health and Safety Code Section 17958.7.

Gregory Shreeve Sr.
Chief Building Official
City of Dublin

Enclosures (2):
Ordinance 9-13
Resolution 194-13

ORDINANCE NO. 9 – 13

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

REPEALING CHAPTERS 5.08 (FIRE CODE), 7.32 (BUILDING CODE), 7.34 (RESIDENTIAL CODE), 7.36 (ELECTRICAL CODE), 7.40 (PLUMBING CODE), CHAPTER 7.44 (MECHANICAL CODE), AND 7.94 (GREEN BUILDING CODE) OF THE DUBLIN MUNICIPAL CODE; AND ADDING CHAPTERS 5.08 (FIRE CODE), 7.32 (BUILDING CODE), 7.34 (RESIDENTIAL CODE), 7.36 (ELECTRICAL CODE), 7.40 (PLUMBING CODE), CHAPTER 7.44 (MECHANICAL CODE), AND 7.94 (GREEN BUILDING CODE) OF THE DUBLIN MUNICIPAL CODE IN ORDER TO ADOPT BY REFERENCE AND AMEND PROVISIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS

The City Council of the City of Dublin does hereby ordain as follows:

Section 1. Chapters 5.08 (Fire Code), 7.32 (Building Code), Chapter 7.34 (Residential Code), 7.36 (Electrical Code), 7.40 (Plumbing Code), 7.44 (Mechanical Code, and 7.94 (Green Building Code) of the Dublin Municipal Code are hereby repealed.

Section 2. Chapter 5.08 (Fire Code), which adopts by reference and amends the 2013 California Fire Code and the 2012 International Fire Code, is added to the Dublin Municipal Code as set forth in **Exhibit A** to this Ordinance.

Section 3. Chapter 7.32 (Building Code), which adopts by reference and amends the 2013 California Building Code and the 2012 International Building Code, is added to the Dublin Municipal Code as set forth in **Exhibit B** to this Ordinance.

Section 4. Chapter 7.34 (Residential Code), which adopts by reference and amends the 2013 California Residential Code and the 2012 International Residential Code, is added to the Dublin Municipal Code as set forth in **Exhibit C** to this Ordinance.

Section 5. Chapter 7.36 (Electrical Code), which adopts by reference and amends the 2013 California Electrical Code and the 2011 National Electric Code, is added to the Dublin Municipal Code as set forth in **Exhibit D** to this Ordinance.

Section 6. Chapter 7.40 (Plumbing Code), which adopts by reference and amends the 2013 California Plumbing Code and the 2012 Uniform Plumbing Code, is added to the Dublin Municipal Code as set forth in **Exhibit E** to this Ordinance.

Section 7. Chapter 7.44 (Mechanical Code), which adopts by reference and amends the 2013 California Plumbing Code and the 2012 Uniform Mechanical Code, is added to the Dublin Municipal Code as set forth in **Exhibit F** to this Ordinance.

Section 8. Chapter 7.94, "Green Building Code," of the Dublin Municipal Code, which adopts by reference and amends the 2013 California Green Building Standards Code, is amended as set forth in **Exhibit G** to this Ordinance.

Section 9. No penalty clauses are adopted by reference pursuant to this Ordinance. At least one true copy of codes adopted by reference pursuant to this Ordinance have been on file with the City Clerk since fifteen days prior to enactment of this Ordinance. While Chapters 5.08, 7.32, 7.34, 7.36, 7.40, 7.44 and 7.94 of the Dublin Municipal Code remain in force, a reasonable supply of the incorporated codes shall be available in the office of the City Clerk for public purchase.

Section 10. Severability. The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

Section 11. This Ordinance shall take effect on January 1, 2014. The California Building Standards Commission (the "Commission") adopted and published the 2013 California Building Standards Code (the "CBSC") in 2013. The CBSC incorporates the 2012 editions of the International Fire Code, International Building Code, International Residential Code, Uniform Plumbing Code, Uniform Mechanical Code, and the 2011 edition of the National Electrical Code. These models codes as adopted and amended by the State of California are retitled as the California Fire Code, California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code and the California Electrical Code, and are set forth in Title 24 of the California Code of Regulations. Under Section 18938 of the Health and Safety Code, provisions published in the CBSC pursuant to Health and Safety Code Section 17922 apply to all occupancies throughout the State and become effective one hundred and eighty days after publication by the Commission, or at a later date established by the Commission. The Commission has established that the 2013 version of the CBSC will take effect on January 1, 2014. In accordance with Health and Safety Code Section 17958.5, if a city desires to amend the CBSC, the amendments may not take effect earlier than the effective date of the CBSC. The portions of the CBSC adopted by reference in this Ordinance are amended in accordance with Health and Safety Code Section 17958.5 based on findings of the City of Dublin set forth in Resolution No.194-13. The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Government Code Section 36933.


PASSED APPROVED AND ADOPTED this 19th day of November, 2013, by the following vote:

AYES: Councilmembers Biddle, Gupta, Hart, Haubert, and Mayor Sbranti

NOES: None

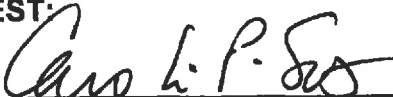
ABSENT: None

ABSTAIN: None



Mayor

ATTEST:



City Clerk

Chapter 5.08

FIRE CODE

Sections:	Title
5.08.010	Title
5.08.020	Purpose
5.08.030	Adoption of the International Fire Code
5.08.040	Authority
5.08.050	Section 102.13 Applicability-Added.
5.08.060	Section 103.2 Appointment - Amended
5.08.070	General Authority and Responsibilities
5.08.080	Section 104.9, Requests for Alternative Means of Protection-Amended
5.08.090	Section 105.6-Amended; Section 105.6.46a-Added.
5.08.100	Section 108.1 Board of Appeals-Amended.
5.08.110	Section 111 Stop Work Order-Amended.
5.08.120	Chapter 2 Definitions-Amended.
5.08.130	Section 503.2.3.1 Specifications-Added.
5.08.140	Sections 903.2.4.1, 903.2.6 exception 3, 903.2.6 exception 4, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.
5.08.150	Section 903.6-Amended; Sections 903.6.2 and 903.6.3-Added.
5.08.160	Section 907.1-Amended; Sections 907.10, 907.10.1, 907.10.2 and 907.10.3-Added
5.08.170	Section 5003.2.4.2 Hazardous Materials General Provisions-Amended
5.08.180	Section 5601.1 Fireworks-Amended
5.08.200	Section 6104.2.1 Maximum capacity within established limits-Amended.
5.08.210	Appendix D – Fire Apparatus, Access Roads - Amended
5.08.220	New Materials, Processes or Occupancies which may require permits.
5.08.230	Violations - Penalties
5.08.010	Title.

The Fire Codes adopted by section 5.08.030 and the provisions of this Chapter shall constitute the City Fire Code and may be referred to as such.

5.08.020 Purpose

The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the International Fire Code referred to in Section 5.08.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

5.08.030 Adoption of Fire Codes.

The 2013 California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in California Health and Safety Code section 18901 (hereinafter referred to as the "state code"), including Section 503, Appendices B, C, D, and any rules and regulations promulgated pursuant to the state code, and the International Fire Code, 2012 Edition, as published by the International Code Council (hereinafter referred to as the "IFC", are hereby adopted and incorporated by reference herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion. Notwithstanding the foregoing, the provisions of the state code and the IFC are amended as set forth in Sections 5.08.050 through 5.08.210, inclusive. Copies of the state code, IFC have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. From the date on which this Ordinance shall take effect, the provisions of the state code and IFC shall be controlling within the limits of the City of Dublin.

5.08.040 Authority

The Fire Department referred to herein and in the codes adopted pursuant to Section 5.08.030 shall be the entity which provides fire suppression and prevention services to the City by contract, and the Fire Chief or Fire Code Official referred to herein and in the codes adopted pursuant to Section 5.08.030 shall be the Fire Chief of the Fire Department, or his or her designee, acting under the direction of the City Manager.

5.08.050 Section 102.13 Applicability-Added.

Section 102.13 is added to read as follows:

102.13 **Applicability.** Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, cargo containers, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of this jurisdiction.

5.08.060 Section 103.2 Appointment - Amended

.. Section 103.2 is amended to read as follows:

103.2 **Appointment.** The fire code official shall be appointed by the chief appointing authority of the jurisdiction.

5.08.070 General Authority and Responsibilities.

Sections 104.2.1, 104.2.2, 104.2.3, and 104.2.4 are added to read as follows:

104.2.1 **Fee for Plan Review, Inspection and Permits.** The City Council may, by resolution, establish a schedule of nondiscriminatory fees to be charged and collected for plans submitted under Section 104.2, solely to defray the City's reasonable costs for plan review of fire protection equipment and systems,

requested or required inspection services and issuance of permits. Permits issued in accordance with Section 105.7 shall be valid for a period of one year.

104.2.2 Permit Processing Fee. Each application for a permit shall be accompanied by a fee equal to forty percent (40%) of the total permit fee rounded off to the nearest dollar. The permit processing fee shall be credited toward the total permit fee required. After permit processing has commenced, no portion of the permit processing fee shall be refundable.

104.2.3 Refunds.

A. Sixty percent (60%) of any permit fee may be refunded to the applicant prior to the expiration of the permit provided that the work authorized under the permit has not commenced. Thirty percent (30%) of the permit fee may be refunded to the applicant after a permit has expired provided that the work has not commenced, but in no case shall any refund be allowed after one (1) year from the date of expiration of the permit. Requests for refund shall be in writing. Any expenses incurred by the City other than the permit processing fee may be deducted from the refund.

B. If there was an error in calculating the amount of the permit fee and such error resulted in overpayment of the permit fee, the amount of overpayment may be refunded.

104.2.4 Fees-Partially completed work.

A. Where permits expire and the work has not been completed and a new permit is subsequently issued for the completion of the work, the fee for the new permit shall be a percentage of the amount of the fee in effect at the time of issuance of the new permit.

Completed Inspections	Percent of Permit Fee
1. If no inspections have been made.	30
2. If rough inspection has been made.	15

B. The fee determined by the foregoing shall be rounded to the nearest dollar.

5.08.080 Section 104.9, Requests for Alternative Means of Protection-Amended
Section 104.9. is amended to read as follows:

104.9 Requests for Alternative Means of Protection. Requests for approval to use an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be made in writing to the Fire Code Official by the owner or owner's authorized

representative and shall be accompanied by a full statement of the conditions. Sufficient evidence of proof shall be submitted to substantiate any claim that may be made regarding its conformance. The Fire Code Official may require tests and the submission of a test report from an approved testing organization to substantiate the equivalency of the proposed alternative means of protection.

Approval of a request for the use of an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be limited to the particular case covered by the request and shall not be construed as establishing any precedent for any future request.

5.08.090 Section 105.6-Amended; Section 105.6.46a-Added.

Section 105.6 is amended, and Section 105.6.46a is added, to read as follows:

105.6 Required operational permits. The Fire Code Official is authorized to issue operation permits for the operations set forth in Sections 105.6.1 through 105.6.46a.

105.6.46a Model rockets. See California Code of Regulations Title 19, 1, Article 17.

5.08.100 Section 108.1 Board of Appeals-Amended.

Section 108.1 is amended to read as follows:

108.1 Board of Appeals.

A. Any person aggrieved with the decision of the Fire Chief in connection with the application or interpretation of this Code or an approval of alternative materials or methods of construction may appeal to the City Council. Such appeal shall be in writing and filed with the City Clerk within ten (10) days.

B. The City Council may, after hearing, interpret any provision of this Code.

C. The City Council may after hearing, vary the application of this Code in any specific cases when, in its opinion, the enforcement thereof would be contrary to the spirit and purpose of this Code or public interest. The City Council in granting a variance may impose requirements or conditions to mitigate any adverse effects that may result from granting the grievance.

D. In making such interpretation or granting any variance, the City Council shall make the following findings:

1. That the interpretation or variance is consistent with the purpose of this Code;

2. That the interpretation or variance will not lessen the protection to the people of the City and the property situated therein.

E. The City Council may approve alternate materials or methods of construction by overruling the decisions of the Fire Chief. In approval of any alternate materials or methods of construction, the City Council shall make findings that the material, method or work proposed is for the purpose intended, at least equivalent of that prescribed by this Code in quality, strength effectiveness, fire resistance, durability, dimensional stability and safety.

F. The City Council may appoint a Board of Appeals to hear a specific appeal. The Board of Appeals shall consist of five (5) members qualified by training and experience to pass on matters pertaining to the subject matter of the appeal. The Board of Appeals shall have the same authority and duties as the City Council in interpreting this Code, granting variances, or approving alternate materials or methods of construction. The Fire Chief shall be an ex officio member of the Board of Appeals and shall act as secretary to the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its hearings and investigations.

G. The decision of the City Council or Board of appeals shall be final.

5.08.110 Section 111 Stop Work Order-Amended.

Section 111.1.1 is added to read as follows:

111.1.1 Stop Work Order. Whenever any installation of fire protection devices covered by this Code is concealed without first having been inspected, the Fire Chief may require, by written notice, that such work shall be exposed for inspection. Whenever any construction or installation work is being performed in violation of the plans and specifications as approved, a written notice shall be issued to the responsible party to stop work on that portion of the work which is in violation. The notice shall state the nature of the violation, and no work shall be done on that portion of the project until the violation has been corrected.

Where work for which a permit is required by this Chapter is started or proceeds prior to obtaining such permit, a penalty fee, in addition to the permit fee, shall be assessed as follows:

Violation within two-year period	Penalty Fee
First	Equal to the permit fee
Second	Double the permit fee
Third and subsequent	Ten times the permit fee

The payment of such penalty fee shall not relieve any person from fully complying with all of the provisions of this Chapter.

5.08.120 Chapter 2 Definitions-Amended.

Chapter 2 is amended by adding the following definitions to Section 202

Section 202 General Definitions.

City Council shall mean the governing body of the City of Dublin.

City Manager shall mean the City Manager of the City of Dublin or his or her designee.

Fire Trail means a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Fuel break means a wide strip or block of land on which the vegetation has been permanently modified to a low volume fuel type so that fires burning into it can be more readily controlled.

5.08.130 Section 503.2.3.1 Specifications-Added.

Section 503.2.3.1 is added to read as follows:

503.2.3.1 Fire and Emergency Access Roads approved for construction sites shall be designed to meet the requirements of Section 503.2. The access shall be approved by the Fire Department prior to commencement of combustible storage or construction on the site.

5.08.140 Sections 903.2.4.1, 903.2.6 exception 3, 903.2.6 exception 4, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.

Sections 903.2.4.1, 903.2.6 exception 3, 903.2.6 exception 4, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 are deleted, Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, and 903.2.11.3, are amended to read as follows, and Sections 903.2.1.1, and 903.2.20 are added to read as follows:

903.2.1.1 Group A-1 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.2 Group A-2 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.3 Group A-3 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.4 Group A-4 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.2.1 Group B Occupancies.

An automatic fire-extinguishing system shall be installed in Group B occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.3 Group E Occupancies.

1. An automatic fire-extinguishing system shall be in Group E, occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.4 Group F Occupancies.

An automatic fire sprinkler system shall be installed in all Group F occupancies where the floor area exceeds 2,500 square feet (232 m²).

(Section 903.2.4.1 is deleted)

903.2.6 exceptions 3 and 4 Group I Occupancies

(903.2.6 exceptions 3 and 4 are deleted)

903.2.7 Group M Occupancies.

1. An automatic sprinkler system shall be installed in Group M occupancies where the floor area exceeds 2,500 square feet (232 m²).

903.2.9 Group S Occupancies.

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. Where the floor area exceeds 2,500 square feet (232 m²);
2. Buildings with repair garages servicing vehicles parked in basements.

(Sections 903.2.9.1, 903.2.9.2, 903.2.10, 903.2.10.1 are Deleted)

903.2.11.3 Buildings Three Or More Stories in Height.

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An

automatic sprinkler system shall be installed in all other occupancies as may be required by the 2013 California Building and Residential Code.

903.2.20 All Occupancies

Automatic fire-extinguishing systems shall be installed in all occupancies located more than 1½ miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

5.08.150 Section 903.6-Amended; Sections 903.6.2 and 903.6.3-Added.

Section 903.6 is amended, and Section 903.6.2 and 903.6.3 are added to read as follows:

903.6 Existing Buildings. All changes of occupancy classification in existing buildings shall comply with the requirements contained in Section 903.2 of this Code and Table 503 of the California Building Code.

903.6.2 When an addition to an existing building causes the total square footage of the building to exceed the maximum floor area specified in Table 503 of the California Building Code. Addition or alteration that removes 50% or more of the existing exterior walls of a building shall be considered a new building for the purposes of Section 903.

903.6.3 Existing buildings which do not conform to Current Building Code or Fire Code requirements may be required to install an automatic fire extinguishing system when an interior alteration or remodeling occurs, regardless of whether the floor area is increased or use changed. It shall be the responsibility of the Fire Code Official and the Building Official to evaluate the work being performed, non-complying features, and determine if an automatic fire extinguishing system will be required.

5.08.160 Section 907.1-Amended; Sections 907.10, 907.10.1, 907.10.2 and 907.10.3-Added.

Section 907.1 is amended and Sections 907.10, 907.10.1, 907.10.2 and 907.10.3 are added to read as follows:

907.1 General. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. In the event of a conflict between this section and the provisions of Chapter 5.20 of the Dublin Municipal Code, the provisions of this section shall control.

907.10 False Alarms.

907.10.1 Excessive False Alarms. Malfunctions, or mechanical trip of any sprinkler alarm or other fire protection or detection system resulting in an alarm and emergency dispatch of the Fire Department shall be subject to a false alarm charge as established by this Code.

Exception: During a thirty (30) day period following the installation of any new fire alarm system, the Fire Chief shall determine if the false alarms emanating from said new installation are excessive.

907.10.2 Charges. After the initial thirty (30) day period following the installation of a new system, two (2) false alarms within a consecutive ninety (90) day period shall be deemed excessive and will be charged as false alarms.

907.10.3 False Alarm charges are as follows:

1st false alarm -	Warning Letter
2nd false alarm in any 90 day period-	\$100.00
3rd and subsequent false alarms in any 90 day period-	\$200.00

5.08.170 Section 5003.2.4.2 Hazardous Materials General Provisions-Amended
Section 5003.2.4.2 is amended to read as follows:

5003.2.4.2 Above-ground tanks. Above-ground stationary tanks used for the storage of hazardous materials shall be located and protected in accordance with the requirements for outdoor storage of the particular material involved. Notwithstanding the foregoing, above-ground stationary tanks used for the storage of flammable or combustible liquids is prohibited in any area zoned for other than commercial, industrial, or agricultural use.

Exception: Above-ground tanks that are installed in vaults complying with Section 5303.16 or 5704.2.8 shall not be required to comply with location and protection requirements for outdoor storage.

5703.4.2.1 Marking. Above-ground stationary tanks shall be marked as required by Section 5703.5.

5.08.180 Section 5601.1 Fireworks-Amended

Section 5601.1 is amended to add a sixth exception as follows:

6. The sale, use and discharge of fireworks are allowed in accordance with Chapter 5.24 of the Dublin Municipal Code.

5.08.200 Section 6104.2.1 Maximum capacity within established limits-Amended.

6104.2.1 Maximum Capacity Within Established Limits. The limits referred to in Section 6104.2.1 are the 2013 California Fire Code in which storage of compressed natural gas is prohibited, are hereby established as follows: Any area zoned for other than commercial, industrial, or agricultural use.

5.08.210 Appendix D-Fire Apparatus Access Roads – Amended.

Figure D103.1 is amended to show the “Y” and “Hammerhead” configuration with 70’ legs. Furthermore, Figure D103.1 is amended to show the “Acceptable Alternative to 120’ Hammerhead” with 140’ total length.

5.08.220 New Materials, Processes or Occupancies which may Require Permits.

The City Manager, the Fire Chief and the Fire Code Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in the 2013 California Fire Code. The Fire Code Official shall post such list in a conspicuous place at the Dublin Civic Center and distribute copies thereof to interested persons.

5.08.230 Violations - Penalties

A. Any person who violates any provisions of the 2010 California Fire Code as adopted and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specification or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or fails to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction, within the required time, shall severally for each such violation and noncompliance, respectively, be guilty of an infraction.

- B. Any person convicted of an infraction under the provisions of this Ordinance shall be punished upon a first conviction by a fine of not more than one hundred dollars (\$100), and for a second conviction within a period of one (1) year by a fine of not more than two hundred dollars (\$200), and for a third or any subsequent conviction within a one (1) year period by a fine of not more than five hundred dollars (\$500). Any violation beyond the third conviction within a one (1) year period may be charged by the District Attorney as a misdemeanor and the penalty for conviction of the same shall be a fine or imprisonment, or both, not to exceed the limits set forth in the California Penal Code Section 19.
- C. At the discretion of the Fire Chief, any such violation constituting an infraction under this Ordinance may, instead, be charged and prosecuted as a misdemeanor, punishable by a fine or imprisonment, or both, not to exceed the limits set forth in California Penal Code Section 19.
- D. In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any of the provisions on this Ordinance shall be deemed a public nuisance and may be summarily abated by the City as such.
- E. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provisions of this Ordinance is committed, continued or permitted by such person and shall be punishable accordingly.
- F. The Fire Chief shall have the power to designate by written order that particular officers or employees shall be authorized to enforce particular provisions of this Ordinance. Officers or employees so designated shall have the authority to cite or arrest persons who violate any of said provisions.

Chapter 7.32

BUILDING CODE

Sections:

7.32.010	Title.
7.32.020	Purpose.
7.32.030	Adoption of Building Codes.
7.32.040	Scope.
7.32.050	Exceptions.
7.32.060	Additions, alterations and repairs-Generally.
7.32.070	Additions, alterations and repairs-Code compliance.
7.32.080	Alterations and repairs-Apartment houses, hotels and dwellings.
7.32.090	Additions-Apartment houses, hotels and dwellings.
7.32.100	Repair of roof covering.
7.32.110	Chapter 1 Division II, Administration-Deleted.
7.32.120	Section 501.2.1, Chapter 5, Address illumination.
7.32.130	Section 507.13, Chapter 5, Yard restriction-Added.
7.32.140	Section 706.1, Chapter 7, Fire walls-Amended.
7.32.150	Section 701.A.1, Chapter 7A, Scope-Amended.
7.32.160	Section 702A, Chapter 7A, Definitions-Amended
7.32.180	Sections 903.2.4.1, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.
7.32.190	Section 1505.1, Chapter 15, Fire Classification-Amended.
7.32.200	Table 1607.1, Chapter 16, Uniform and concentrated live loads- Amended.
7.32.220	Section 1705.3, Exception 1, Chapter 17, Concrete Construction - Amended
7.32.230	Section 1905.1.8, Chapter 19, ACI318, Section 22.10-Amended
7.32.240	Section 2308.9.3, Chapter 23, Bracing, Items 1 and 5-Deleted.
7.32.250	Section 2308.9.3, Chapter 23, Bracing, Item 7-Amended.
7.32.260	Section 2308.12.5, Attachment of Sheathing-Amended.
7.32.270	Section 3115.1, Chapter 31, Prohibited Installations—Added.
7.32.280	Section 3203, Chapter 32, Signs-Added.
7.32.290	Section H101.2, Signs exempt from permits -Deleted.
7.32.300	Section 1010, Appendix Chapter 10, Building security – Added.

7.32.010 Title.

The building codes adopted by section 7.32.030 and the provisions of this Chapter shall constitute the Dublin Building Code and may be referred to as such.

7.32.020 Purpose.

The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the building codes referred to in Section 7.32.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.32.030 Adoption of Building Codes.

A. The 2013 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Building Code, 2012 Edition, including Appendix Chapters, C, F, G, H, and I, as published by the International Code Council, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IBC") are hereby adopted and incorporated by reference herein.

The codes and standards referenced in this code shall be considered part of this code to the prescribed extent of each such reference. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Mechanical, Plumbing, Housing, Fire or Energy Codes, the provisions of these codes as applicable, shall take precedence over the provisions in the referenced code or standard.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.32.030.A, the State Code and the IBC are amended as set forth in Sections 7.32.110 through 7.32.300.

7.32.040 Scope.

A. The provisions of this Code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal, demolition, conversion, occupancy, equipping, use, and maintenance of any building or structure within the City.

B. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Buildings shall be made accessible to the physically handicapped as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations with respect to the accessibility of buildings to the physically handicapped, the provisions of Title 24 shall prevail.

7.32.050 Exceptions.

The provisions of this Code shall not apply to:

A. Work located in a public street;

B. Trailer coaches, campers, mobile homes, motor vehicles, railroad cars, and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all of the provisions of this Code;

C. Houseboats or other watercraft; however, if any of the foregoing are stored out of the water and are used for any purpose whatsoever, they shall comply with all of the provisions of this Chapter;

D. Towers or poles supporting communication lines or power transmission lines;

E. Dams, flood control and drainage structures;

F. Portable amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides, similar devices, and portable accessory structures whose use is necessary for the operation of such amusement devices and structures but not including any storage building or detached structure which is not an integral part of the device.

G. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plan in height with a separate means of egress and their accessory structures shall comply with the Residential Code.

7.32.060 Additions, alterations and repairs-Generally.

Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Sections 7.32.070 through 7.32.100.

7.32.070 Additions, alterations and repairs-Code compliance.

Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

7.32.080 Alterations and repairs-Apartment houses, hotels and dwellings.

A. The provisions of Section 7.32.070 shall not prohibit the alteration or repair of any legally established existing apartment house, hotel, dwelling or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.200, a substandard building as defined in Section 1001 of the Uniform Housing Code. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.32.070 pertaining to additions shall not require any legally existing apartment house, hotel, dwelling, or structure accessory thereto to be made to conform to the provisions of this Code solely because of the construction of the addition. However, this section shall not be constructed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the building code. Whenever an addition increases the number of occupants which must exit through the existing building all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided.

7.32.090 Additions-Apartment houses, hotels and dwellings.

Notwithstanding the provisions of Section 7.28.220, whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in

existing Group R Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R Occupancies.

Furthermore, spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

7.32.100 Repair of roof covering.

Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.180.

7.32.110 Chapter 1 Division II, Administration-Deleted.

Chapter 1 Division II is deleted.

7.32.120 Section 501.2.1, Chapter 5, Address illumination.

A new Section 501.2.1 is added to read:

501.2.1 The address number(s) shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled by a photoelectric device.

501.2.2 Exterior doors in commercial tenant space numbers shall be addressed as required in section 501.2. Exception, dual doors may have the addresses on one door or centered above the doors. In addition, all rear doors or service doors will have the name of the business in 4-inch high lettering.

501.2.3 No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

501.2.4 The assigned address, including the suite number, shall be displayed on all electric meters in accordance with utility company standards

7.32.130 Section 507.13, Chapter 5, Yard restriction-Added.

A new Section 507.13 is added to read:

507.13 Yard Restriction. The increase in area permitted by Sections 506.2, 507.1 through 507.12 of this Section shall not be allowed unless or until the owner of the required yard shall file an agreement binding such owner, his heirs, and assignees, to set aside the required yard as unobstructed space having no improvements. Such agreement shall be recorded in the Alameda County Recorder's Office.

7.32.140 Section 706.1, Chapter 7, Fire walls-Amended.

Section 706.1 is amended by adding a new subsection 706.1.2 to read:

706.1.2 Fire walls shall not be considered to create separate buildings for the purpose of automatic fire-sprinkler system requirements as set forth in Chapter 9.

Exception: Buildings separated by continuous area separation walls of four-hour fire-resistive construction without openings. Buildings required to have automatic fire-sprinkler protection as set forth in Section 13113 of the Health and Safety Code are prohibited from using area separation walls in lieu of automatic fire-sprinkler protection.

7.32.150 Section 701.A.1, Chapter 7A, Scope-Amended.

Section 701A.1 is amended to read:

This Chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A or adjacent to open space or undeveloped land.

7.32.160 Section 702A, Chapter 7A, Definitions-Amended

Section 702A is amended to add the following definitions:

Adjacent to Open Space – This refers to commercial parcels and residential lots which have a point of contact with open space.

Adjacent to Undeveloped Land – This refers to commercial parcels and residential lots which have a point of contact with Undeveloped Land.

Open Space – For the purpose of this Chapter, Open Space is defined as those lands set aside to remain permanently undeveloped.

Undeveloped Land – For the purpose of this Chapter, Undeveloped Land is that land which is available for development but no Tentative Map, Master Tentative Map or Development Agreement has been approved, and any land designated for government use for which no development plan has been approved.

7.32.180 Sections 903.2.4.1, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.

Sections 903.2.4.1, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 are deleted, Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, and 903.2.11.3, are amended to read as follows, and Sections 903.2.1.1, and 903.2.20 are added to read as follows:

903.2.1.1 Group A-1 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.2 Group A-2 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.3 Group A-3 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.4 Group A-4 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.2.1 Group B Occupancies.

An automatic fire-extinguishing system shall be installed in Group B occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.3 Group E Occupancies.

1. An automatic fire-extinguishing system shall be in Group E, occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.4 Group F Occupancies.

An automatic fire sprinkler system shall be installed in all Group F occupancies where the floor area exceeds 2,500 square feet (232 m²).
(Section 903.2.4.1 is deleted)

903.2.7 Group M Occupancies.

1. An automatic sprinkler system shall be installed in Group M occupancies where the floor area exceeds 2,500 square feet (232 m²).

903.2.9 Group S Occupancies.

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. Where the floor area exceeds 2,500 square feet (232 m²);
2. Buildings with repair garages servicing vehicles parked in basements.

(Sections 903.2.9.1, 903.2.9.2, 903.2.10, 903.2.10.1 are Deleted)

903.2.11.3 Buildings Three or More Stories in Height.

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the 2013 California Building Code.

903.2.20 All Occupancies

Automatic fire-extinguishing systems shall be installed in all occupancies located more than 1½ miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

7.32.190 Section 1505.1, Chapter 15, Fire Classification-Amended.

Section 1505.1 is amended to read:

1505.1 Roof Assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the following:

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be

made by the Building Official after consultation, with the Chief of the Fire Department having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

4. **Other Occupancies.** Any new roof covering and any alterations, repairs or replacement of roof covering material for buildings housing all other occupancies shall conform to the requirements as set forth in Roofing Area 1.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

7.32.200 Table 1607.1, Chapter 16, Uniform and concentrated live loads- Amended.

Table 1607.1 is amended by adding a new Footnote O to read:

O. Bridges for vehicular traffic shall be designed for H20 loading as designated by the American Association of State Highway Officials.

7.32.220 Section 1705.3 Exception 1, Chapter 17, Concrete Construction - Amended

Section, 1705.3 Exception 1 is amended to read:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

7.32.230 Section 1905.1.8, Chapter 19, ACI 318, Section 22.10-Amended

Section 1905.1.8, is amended to read:

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one- and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception:

In detached one- and two-family dwellings three stores or less in height and constructed with stud bearing walls, plain concrete footings-with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

7.32.240 Section 2308.9.3, Chapter 23, Bracing, Items 1 and 5-Deleted.
Section 2308.9.3, Items 1 and 5 are deleted.

7.32.250 Section 2308.9.3, Chapter 23, Bracing, Item 7-Amended.
Section 2320.11.3, Item 7 is amended to read:

Portland cement plaster on studs spaced 16 inches (406 mm) on center installed in accordance with Section 2510. Limited to single story U occupancies.

7.32.260 Section 2308.12.5, Attachment of Sheathing-Amended.
Section 2308.12.5, is amended by adding a second paragraph:

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

7.32.270 Section 3115.1, Chapter 31, Prohibited Installations—Added.
A new Section 3115.1 is added to read:

It shall be unlawful to install a wood burning fireplace or appliance that is not one of the following:

- 1) Pellet-fueled wood heater,
- 2) EPA certified wood heater,
- 3) Fireplace certified by EPA

7.32.280 Section 3203, Chapter 32, Signs-Added.

A new Section 3203 is added to read:

Section 3203 Signs. Signs when placed flat against the wall of a building shall not project beyond the front property line more than 12 inches (305mm).

7.32.290 Section H101.2, Signs exempt from permits -Deleted.

Section H101.2 is deleted.

7.32.300 Section 1010, Appendix Chapter 10, Building security – Added.

Appendix Chapter 10 is added to read:

Section 1010 building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

- * *Editor's Note: See Chapter 7.34 Residential Code for single family or townhouse requirements.*

(A) **Addressing.** All buildings shall be addressed as follows:

(1) Walkways serving more than 5 individual units where the front entrance is not parallel to the street and driveways servicing more than 5 individual dwelling units shall have minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.

(2) There shall be positioned at each street entrance of a multi- family complex having more than one structure, an illuminated diagrammatic representation (map) of the complex that shows the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source, which is constructed of weather and vandal resistant materials and provided with an uninterruptible AC power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.

(3) If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

(4) Where more than 1 building is accessed by a common street entrance or there are multiple buildings on the same lot, each principal building shall display the number or letter assigned to that building on each corner of the building, as determined by the Building Official. These numbers shall be made visible during the hours of darkness. The street name may also be required when there is a secondary street frontage.

(5) Addressing shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

(6) In Commercial Day Care or Education facilities, all interior and exterior doors shall be provided with a room number on the door. A map of the facilities detailing location of all rooms and their uses shall be kept on file at the facilities on-site office.

(B) **Exterior Openings.** Exterior opening shall be as follows:

(1) Swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to resist cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. The provisions of this paragraph do not apply where: (a) panic hardware is required, (b) conflicts with emergency egress requirements of the building and fire codes or (C) an equivalent device is approved by the authority having jurisdiction.

(b) Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

(c) For the purpose of this section, doors leading from garage areas into a dwelling are exterior doors.

(2) Double doors shall be equipped as follows:

(a) The inactive leaf of double door(s) shall be equipped with metal flush bolts have a minimum embedment of five-eighths (5/8) inch into the head and threshold of the doorframe.

(b) Double doors shall have an astragal constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10) inch centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)

(3) Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike, to prevent violation of the strike.

(b) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.

(4) Panic hardware, whenever required by the California Building Code or Title 19, California Administration Code, shall be installed as follows;

(a) Panic hardware shall contain a minimum of two (2) locking points on each door; or

(b) On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom frame. The door shall have an astragal constructed of steel .125 inch thick, which shall be attached with non-removable pins to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. (The astragal shall not interfere with the safe operation of emergency egress).

(5) Horizontal or Sliding Doors shall be installed as follows:

(a) In commercial occupancies, horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(b) In residential occupancies, locks shall be provided on all sliding patio doors. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

(c) Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the

moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

(6) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(7) In commercial occupancies, windows shall be deemed accessible if less than twelve (12) feet above the ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(8) Side or rear windows of the type that can be opened shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with a hardened steel shackle, a minimum four pin tumbler operation.

(9) Protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be operable by the California Building Code.

(10) All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(11) Roof openings shall be equipped as follows:

(a) All skylights on the roof of any building or premises used by business purposes shall be provided with:

(1) Rated burglary resistant glazing; or

(2) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x 1/4) inch flat steel material under the skylight and securely fastened; or

(3) Steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inches mesh under the skylight and securely fastened.

(4) A monitored intrusion alarm system. The system shall be kept operable at all times. The Chief of Police may require periodic testing of the alarm system to verify proper operation.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal, or its equivalent, attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval may be desired.)

(3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(c) All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

(1) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x 1/4) inch flat steel material spaced no more than five (5) inches apart and securely fastened; or

(2) Iron or steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inch mesh and securely fastened.

(3) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.

(4) The above must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 19, California Administrative Code.

(12) Exterior roof ladders shall not be permitted.

(13) Exterior electrical or phone panels are not permitted in commercial occupancies.

(14) Separation walls for individual commercial tenant spaces housed within a common structure shall be solid and continuous from the structure's foundation to roof or floor / ceiling assembly.

(15) Intrusion Devices.

(a) If the enforcing authority determines that the security measures and locking devices described in this Chapter do not adequately secure the building, due to special conditions, he/she may require the installation and maintenance of an intrusion device (burglar alarm system).

(C) Landscaping.

- (1) Shrubs and ground cover shall not directly cover windows and doorways.
- (2) River rock used near parking lots or buildings shall be permanently affixed.
- (3) Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.
- (4) Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.
- (5) For residential development, backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.
- (6) For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:
 - Reverse frontage
 - Retention/detention areas
 - Parks
 - Commercial areas
 - Industrial areas
 - Bike paths

(D) **Lighting.** Lighting of buildings or complexes shall at a minimum be illuminated as follows:

- (1) A site plan shall be provided showing buildings, parking areas, walkways, detailed landscaping and a point by point photometric calculation of the required light levels.
- (2) All exterior entrances shall be illuminated with a uniformly maintained minimum level of one foot candle of light between ground level and 6 vertical feet within a minimum radius of 15 feet from the center of the entrance between sunset and sunrise.
- (3) Postal Service "gang boxes" (group postal boxes) shall be illuminated with a uniformly maintained minimum level of one foot candle of light.
- (4) Lighting of all exterior areas shall be designed to maximize surveillance and reduce conflicts with building design, mature landscaping, and to minimize glare.
- (5) Open stairways shall be illuminated with a minimum maintained five-tenths (0.5) foot-candle of light in all landings and stair treads between sunset and sunrise. Enclosed stairways and enclosed common corridors shall be illuminated at all times with a minimum maintained one-foot candle of light on all landings and stair treads.

(6) Private streets, alleys, and emergency access roads shall be illuminated using the same standards as established for public thoroughfares.

(7) Aisles, passageways, pedestrian walkways and recessed areas related to and within a building, a building complex, or providing access to a building or building complex from a parking lot or right of way shall be illuminated with a minimum uniformly maintained minimum level of one foot candle of light between ground level and six vertical feet between sunset and sunrise or other methods approved by the Building Official.

(8) Open parking lot and/or carport and refuse areas shall be provided with and maintained to a minimum of one foot-candle of light on the parking surface. The Building Official may approve a lower light level, if it can be demonstrated that the lower level provides for sufficient security lighting.

(9) Covered parking lots or covered portions of parking lots shall be illuminated with a uniformly maintained minimum level of one-foot candle of light between ground level and 6 vertical feet between sunset and sunrise. Lighting shall be designed so that architectural or structural features do not obstruct the minimum light coverage.

(10) Parking structures or enclosed or partially enclosed parking lots shall be illuminated with a uniformly maintained minimum level of two foot candles of light between ground level and 6 vertical feet between sunrise and sunset (daylight hours).

(11) Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface and be tamper resistant.

(12) Public rest rooms, rooms identified for the general public and children's recreation areas shall be provided with emergency lighting meeting section 1006 of this Code.

All light sources required by this section shall be: (a) controlled by a photocell device or a time clock that will turn the lights on at dusk and off at dawn and (b) protected by weather and vandal resistant covers.

(E) Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

(1) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

(2) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or

pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

(3) Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

(4) Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

(5) Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(6) Padlocks used with exterior mounted slide bolts shall have a hardened steel shackle locking at both heel and toe and a minimum five pin tumbler operation with non-removable key when in an unlocked position. Padlocks used with interior mounted slide bolts shall have a hardened steel shackle with a minimum 4-pin tumbler operation.

(F) Emergency Access

(1) Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for emergency access as follows:

Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box is to be mounted on a control pedestal consisting of a metal post/pipe, which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

(2) Non-residential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall be provided with a means to allow for police emergency access:

(3) Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. Options

include radio frequency access or providing the gate access code for distribution to emergency responders.

(4) All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box. The Knox box shall be installed adjacent to each gate/door, securely attaching it to a fence or wall or location approved by the Building Official.

(5) Pedestrian gate doors utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall

(G) Keying requirements

Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

(H) Laundry rooms or areas: Common area laundry rooms in multi-family complexes shall be designed and protected as follows:

(1) Entry doors shall have:

(a) A minimum six hundred (600) square inch clear vision panel in the upper half of the door, consisting of 1/4" tempered glass;

(b) Automatic, hydraulic door closures;

(c) Self-locking door locks equipped with a deadlocking latch allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort;

(d) Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins; and

(e) A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior by non-removable bolts from the exterior. It shall be two (2) inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one (1) inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of one-half (1/2) inch in length.

(2) The laundry room shall be illuminated at all times with a minimum maintained one-foot candle of light at floor level, using a non-interruptible power source. There shall

be no light switches inside the room that control light fixtures used to meet this lighting requirement.

(3) Any portion of an openable window which is within eight (8) feet vertically or six (6) feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as required by section 1018 Uniform Building Security Code.

(4) The interior of laundry rooms shall be visible from the exterior along common walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement. Laundry rooms are to be located in high activity areas with natural surveillance opportunities and not in remote or isolated locations.

(I) Elevators

Elevators shall be designed as follows:

Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on the 36 inches away from the door shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained 2 foot candles of light at floor level.

(J) Stairways

Except for private stairways, Stairways shall be designed as follows:

(1) Interior doors shall have glazing panels a minimum of 5 inches wide and 20 inches in height and meet requirements of the California Building Code.

(2) Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

(3) Enclosed stairways shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such manner as to provide visibility around corners.

(K) Parking structures.

(1) Parking structures shall be designed to restrict unauthorized access.

(2) Outside stairwells shall be open and not obstructed from view

(3) Security telephones with monitoring capability shall be located on every level adjacent to pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 200 feet but less than 300 feet apart, additional security telephones shall be located at the midpoint between pedestrian ingress/egress points. If pedestrian ingress/egress

points are more than 300 feet apart, security telephones will be located at 100 foot intervals. Security telephones shall be visible from all vehicular and pedestrian ingress/egress points and identified with appropriate signage.

(4) Blind corners shall be provided with shatterproof convex mirrors to improve visibility for both operators of vehicles and pedestrians.

(5) Doors shall be labeled with signage meeting the requirements of section 501.2

(6) Parking structures shall have the ceiling area of each floor or tier painted and maintained white or other reflective color approved by the Building Official.

(L) Other requirements

(1) Storage Areas. Exterior storage area attached to a dwelling, apartment or condominium and enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

(2) Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 1/2) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. Rivets shall not be used to attach slide bolt assemblies. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

Chapter 7.34

RESIDENTIAL CODE

Sections:

7.34.010	Title.
7.34.020	Purpose.
7.34.030	Adoption of Residential Codes.
7.34.040	Scope.
7.34.050	Exceptions.
7.34.060	Additions, alterations and repairs-Generally.
7.34.070	Additions, alterations and repairs-Code compliance.
7.34.080	Alterations and repairs.
7.34.090	Additions-Apartment.
7.34.100	Repair of roof covering.
7.34.110	Chapter R1, Division II, Administration- Deleted.
7.34.120	Table R301.2(1), Chapter R3 – Amended
7.34.130	Section R313.1 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.
7.34.140	Section R313.2 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.
7.34.150	Section R319.2, Chapter R3, Site Address - Added.
7.34.154	Section R327.1.1 Chapter R3, Scope – Amended.
7.34.155	Section R327.2 Chapter R3, Definitions – Amended.
7.34.160	Section R350, Chapter R3, Building Security - Added
7.34.170	Section R403.1.3, Chapter R4, Seismic reinforcing – Amended
7.34.180	Table R602.10.3(3), Chapter R6, Bracing Requirements - Amended
7.34.190	Section R602.10.4.4, Chapter R6, Limits on methods GB and PCP – Added.
7.34.200	Section R902, Chapter 9, Roof Classification-Amended.
7.34.210	Section R1001.1.2 Chapter 10, Prohibited Installations—Added.
7.34.220	Chapters 11 through 43 are Deleted.

7.34.010 Title.

The residential codes adopted by section 7.34.030 and the provisions of this Chapter shall constitute the Dublin Residential Code and may be referred to as such.

7.34.020 Purpose.

The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the residential codes referred to in Section 7.34.030 in order to adequately safeguard life, health, property, and general welfare. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.34.030 Adoption of Residential Codes.

A. The 2013 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Residential Code, 2012 Edition, including Appendix Chapter H as published by the International Code Council, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "IRC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.34.030.A, the State Code and the IRC are amended as set forth in Sections 7.34.110 through 7.34.220.

7.34.040 Scope.

A. The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every detached one- and two-family dwellings, townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto throughout the City.

B. Exception 1: Live/work units complying with the requirements of Section 419 of the California Building Code Title 24 part 2, shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the California Building Code when constructed under the California Residential Code for One- and Two- family Dwellings shall conform to Section R313.

Exception 2: Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the California Residential Code for One- and Two- family Dwellings when equipped with a fire sprinkler system in accordance with Section R313.

C. The permissive provision of this Code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two or more pertinent limitations are not identical, those limitations shall prevail which provide greater safety to life, health, property, or public welfare.

D. Buildings shall be made accessible to the physically handicapped as required by Title 24 California Code of Regulation. Whenever there is a conflict between the provisions of this Code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

E. See the California Energy Code for energy conservation requirements, California Mechanical Code for mechanical requirements, California Plumbing Code for plumbing requirements and the California Electrical Code for electrical requirements. In addition, see the California Building Code for interior environment requirements.

7.34.060 Additions, alterations and repairs-Generally.

Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this Code for new buildings or structures except as specifically provided for in this section and Section 7.34.070 through 7.34.100.

7.34.070 Additions, alterations and repairs-Code compliance.

Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of this Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provision of this Code.

7.34.080 Alterations and repairs.

A. The provisions of Section 7.34.070 shall not prohibit the alteration or repair of any legally established existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress or structure accessory thereto which retains, replaces or extends the use of the original materials or continued use of original methods of construction provided such alteration or repair does not create or continue a dangerous building as defined in Section 7.28.020, a substandard building as defined in Section 1001 of the Uniform Housing Code. However, such alteration or repair shall not reduce any required fire resistance below that specified by this Code, reduce the resistance to lateral forces below that specified by this Code, or increase the stress or deflection of any member so as to exceed that specified by this Code.

B. The provisions of Section 7.34.070 pertaining to additions shall not require any legally existing one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress, or structure accessory thereto to be made to conform to the provisions of this Code solely because of the

construction of the addition. However, this section shall not be constructed to permit the addition to increase the stress or deflection of any existing member so as to exceed that specified by the Building Code. Whenever an addition increases the number of occupants which must exit through the existing building all of the exit facilities serving the increased number of occupants shall comply with the provisions of this Code. Whenever a new dwelling unit is created either by new construction, or by an alteration to an existing building, separate gas and electrical meters shall be provided.

7.34.090 Additions.

Notwithstanding the provisions of Section 7.28.220, whenever alterations, repairs, or additions requiring a permit or one (1) or more sleeping rooms are added or created in existing Group R, Division 3 Occupancies, the entire building shall be provided with smoke alarms and carbon monoxide alarms located as required for new Group R, Division 3 Occupancies.

Furthermore spark arrestors shall be installed on all chimneys connected to solid burning fuel-burning appliances.

7.34.100 Repair of roof covering.

Roof coverings may be repaired or replaced with materials as set forth in Section 7.32.190.

7.34.110 Chapter R1, Division II Administration-Deleted. Chapter R1 Division II is deleted.

7.34.120 Table R301.2(1), Chapter R3 – Amended Table R301.2(1) is amended to read:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^a		Weathering ^a	Frost line depth ^b	Termite					
N/A	85	NO	D ₂	Negligible	12"	Very Heavy	33°	NO	9-14-87	0-1000	58.7

7.34.130 Section R313.1 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.

Section R313.1 Exception is amended to read:

Exception: An automatic residential fire sprinkler systems shall not be required for additions or alteration to existing building that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R313.1.

7.34.140 Section R313.2 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.

Section R313.2 Exception is amended to read:

Exception: An automatic residential fire sprinkler systems shall not be required for additions or alteration to existing building that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R313.2.

7.34.150 Section R319.2, Chapter R3, Site Address - Added.

Section R319.2, is added to read:

1 Driveways servicing more than 5 individual dwelling units shall have minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.

2. No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

3. If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley.

4. For multifamily buildings with recessed entryway over 2 feet, an additional lighted address shall be placed at the entryway to the recessed area. If the recessed area provides access to more than one dwelling unit, the range of units shall be displayed.

5. Each principal building of a multifamily complex shall display the number or letter assigned to that building on each corner of the building at a height that will prevent the number from being obscured by landscaping.

6. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

7. Address numbers shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

7.34.154 Section R327.1.1 Chapter R3, Scope – Amended.

Section R327.1.1 is amended to read:

This Chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-

Urban Interface Fire Area as defined in Section R302.2A or adjacent to open space or undeveloped land.

7.34.155 Section R327.2 Chapter R3, Definitions – Amended.

Section 327.2A is amended to add the following definitions:

Adjacent to Open Space – This refers to commercial parcels and residential lots which have a point of contact with open space.

Adjacent to Undeveloped Land – This refers to commercial parcels and residential lots which have a point of contact with Undeveloped Land.

Open Space – For the purpose of this Chapter, Open Space is defined as those lands set aside to remain permanently undeveloped.

Undeveloped Land – For the purpose of this Chapter, Undeveloped Land is that land which is available for development but no Tentative Map, Master Tentative Map or Development Agreement has been approved, and any land designated for government use

7.34.160 Section R350, Chapter R3, Building Security - Added

Section R350 is added to read:

R350.1 Residential building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

R350.2 Exterior doors: Each exterior door shall be secured as follows:

1. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall be equipped with a dead bolt lock with one-inch (1") throw.
2. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch (5/8") at the head and foot (floor and ceiling) of the inactive leaf.
3. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.
4. Locks shall be provided on all sliding patio doors.
5. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.
6. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the

space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

R350.3 Landscaping.

1. Shrubs and ground cover shall not directly cover windows and doorways.
2. River rock used near parking lots or buildings shall be permanently affixed.
3. Backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.
4. Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.
5. Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.
6. For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:
 - Reverse frontage,
 - Retention/detention areas,
 - Parks, Commercial areas,
 - Industrial areas, or
 - Bike paths.

R350.4 Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.
2. Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.
3. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.
4. Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in

the center of the door with the locking point located either at the floor or door frame header.

5. Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

R350.5 Emergency Access. Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for police emergency access as follows:

1. Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box shall be mounted on a control pedestal consisting of a metal post/pipe which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

2. All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box.

3. Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. See 350.5.1 for options.

4. Pedestrian gate/doors (including pedestrian gates/doors in pool enclosures and recreational facilities) utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall.

R350.6 Keying requirements. Upon occupancy by the owner or proprietor, each single unit in a tract constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

R350.7 Other requirements

1. Storage Areas. Any exterior storage area attached to a dwelling enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

2. Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

7.34.170 Section R403.1.3, Chapter R4, Seismic reinforcing – Amended
Section R403.1.3 is amended to read:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂ masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

7.34.180 Table R602.10.3(3), Chapter R6, Bracing Requirements - Amended
Table R602.10.3(3) is amended by adding a new footnote "c" to read:

e. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted and the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

Add the "e" footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)^c

7.34.190 Section R602.10.4.4, Chapter R6, Limits on methods GB and PCP – Added.

A new Section R602.10.4.4 if added to read:

R602.10.4.4 Limits on methods GB and PCP. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D₀, D₁, and D₂, the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

7.34.200 Section R902, Chapter 9, Roof Classification—Amended.

Section R902.1 is amended to read:

R902.1 Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B or C roofing shall be installed in areas as designated below. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department or their designee having jurisdiction.

2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

* Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

7.34.210 Section R1001.1.2 Chapter 10, Prohibited Installations—Added.

A new Section R1001.1.2 is added to read:

It shall be unlawful to install a new wood burning fireplace or appliance that is not one of the following:

- 1) Pellet-fueled wood heater,

- 2) EPA certified wood heater,
- 3) Fireplace certified by EPA

7.34.220 Chapters 11 through 43 are Deleted.
Chapters 11 through 43 are deleted.

Chapter 7.36

ELECTRICAL CODE

Sections:

7.36.010	Title.
7.36.020	Purpose.
7.36.030	Adoption of Electrical Codes.
7.36.040	Scope.
7.36.050	Exceptions.
7.36.060	Additions, alterations and repairs.
7.36.070	Fire alarms.
7.36.080	Section 210.53, Office receptacle outlets-Added.

7.36.010 Title.

The buildings codes adopted by reference in Section 7.36.030 and the provisions of this Chapter shall constitute the Dublin Electrical Code and may be referred to as such.

7.36.020 Purpose.

A. The promotion and preservation of the public health, safety, and general welfare of the people of the City and the property situated therein have made necessary the adoption of the electrical codes referred to in Section 7.36.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

7.36.030 Adoption of Electrical Codes.

A. The 2013 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the National Electrical Code, 2011 Edition, as published by the National Fire Protection Association, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "NEC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.36.030.A, the State Code and the NEC are amended as set forth in Section 7.36.080.

7.36.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal demolition, conversion, use, and maintenance of any electrical wiring, appliances, devices, equipment, and apparatuses used for or in connection with the transmission or use of electrical energy for light, heat, power, radio, signaling communication or for other purpose in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Electrical appliances and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24 California Code of Regulation, the provisions of Title 24 shall prevail.

7.36.050 Exceptions.

The provisions of this code shall not apply to:

A. Work located in a public street;

B. Electrical installations within trailer coaches, campers, motor vehicles, railroad cars and aircraft; however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the electrical code;

C. Electrical installations within houseboats or other watercrafts; however, if any of the foregoing are stored out of the water and used for any purpose whatsoever, they shall comply with all the provisions of the electrical code;

D. Electrical installations owned or operated by a public utility for the use of such utility in the generation, transmission, distribution or metering of electrical energy;

E. Radio and television receiving equipment, amateur radio transmitting and receiving equipment, and community antenna television systems.

7.36.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing electrical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing electrical installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provisions of this code.

B. Alterations, repairs to, or replacement of equipment in any existing electrical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstances of the existing conditions; the existing condition was permitted by a previous Code; and such deviation does not create or continue a hazard to life, health, and property.

7.36.070 Fire alarms.

All fire alarm systems shall conform to the requirements of Title 24, California Administrative Code, Article 3-760.

7.36.080 Section 210.53, Office receptacle outlets-Added.

Section 210.53 is added to read:

Section 210.53 Office Receptacle Outlets. In office buildings or offices exceeding ten (10) percent of the floor area of the major use receptacle outlets shall be installed in all permanent walls or partitions so that no point along the floor line any wall space is more than six (6) feet (1.83m) measured horizontally, from an outlet in that space including any wall space two (2) feet (610 mm) or more in width and the wall space occupied by sliding panels in exterior walls.

As used in the section a "wall space" shall be considered a wall unbroken along the floor line by doorways, fireplaces and similar openings. Each wall space two (2) or more feet (610 mm) wide shall be treated individually and separately from other wall spaces within the room. A wall space shall be permitted to include two or more walls of a room (around corners) where unbroken at the floor line.

Receptacle outlets shall, insofar as practicable be spaced equal distances apart. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located near the wall.

The receptacle outlets required by the section shall be in addition to any receptacle that is part of any lighting fixture or appliance, located within cabinets or cupboards, or located over five and one-half (5 ½) feet (1.68 m) above the floor.

Chapter 7.40

PLUMBING CODE

Sections:

7.40.010	Title.
7.40.020	Purpose.
7.40.030	Adoption of Plumbing Codes.
7.40.040	Scope.
7.40.050	Exceptions.
7.40.060	Additions, alterations and repairs.
7.40.070	Chapter 1, Division II, Administration—Deleted.
7.40.080	Section 609.3, Chapter 6, Water piping in slab floors—Amended.

7.40.010 Title.

The plumbing codes adopted by reference in Section 7.40.030 and the provisions of this Chapter shall constitute the Dublin Plumbing Code and may be referred to as such.

7.40.020 Purpose

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the plumbing codes referred to in Section 7.40.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this code.

7.40.030 Adoption of Plumbing Codes.

A. The 2013 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Plumbing Code, 2012 Edition, including Appendix Chapters A, B, D, H, and I, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UPC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.40.030.A, the State Code and the UPC are amended as set forth in Sections 7.40.070 through 7.40.080 of this Chapter.

7.40.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal, demolition, conversion, use, and maintenance of any plumbing installation, gas or drainage piping installation or any fixture or water heating or treating equipment in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule, or regulation. If two (2) or more pertinent limitations shall prevail which provide greater safety to life, health, property, or public welfare.

C. Plumbing fixtures and equipment shall be made accessible to the physically handicapped. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

7.40.050 Exceptions.

The provisions of the plumbing code shall not apply to:

A. Work located in a public street:

B. Plumbing systems within trailer coaches, campers, motor vehicles, railroad cars and aircraft: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of the plumbing code:

C. Plumbing systems within houseboats or other watercraft; however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of the plumbing code:

D. Building sewers as defined in Chapter 2 of the California Plumbing Code located within the boundaries of a sanitary district and such district has regulations for building sewers and such regulations are in force;

E. Sewage treatment and collection facilities of a sanitary district;

F. Water treatment, storage, transmission and distribution facilities of a water district or water company regulated by the Public Utilities Commission:

G. Gas storage, transmission and distribution facilities owned by a public utility:

H. Wells and water supply systems for irrigation and watering livestock provided such water is not used for human consumption.

7.40.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing plumbing installation shall conform to the applicable provisions of this code. In additions, any portion of an existing plumbing installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installation as a result of the addition shall be made to conform to the applicable provision of this code.

B. Alterations, repairs to, or replacement of equipment in any existing plumbing installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

7.40.070 Chapter 1 Division II Administration—Deleted.

Chapter 1 Division II is deleted.

7.40.080 Section 609.3, Chapter 6, Water piping in slab floors—Amended.

Section 609.3, first paragraph, is amended by replacing it to read:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building without prior approval of the Building Official. When approved, such piping shall be installed in accordance with the following requirements:

Chapter 7.44

MECHANICAL CODE

Sections:

7.44.010	Title.
7.44.020	Purpose.
7.44.030	Adoption of Mechanical Codes.
7.44.040	Scope.
7.44.050	Exceptions.
7.44.060	Additions, alterations and repairs.
7.44.070	Chapter 1, Division II, Administration-Deleted.

7.44.010 Title

The mechanical codes adopted by reference in Section 7.44.030 and the provisions of this Chapter shall constitute the Dublin Mechanical Code and may be referred to as such.

7.44.020 Purpose.

A. The promotion and preservation of the public health, safety and general welfare of the people of the City and the property situated therein have made necessary the adoption of the mechanical codes referred to in Section 7.44.030 in order to adequately safeguard life, health, property, and general welfare.

B. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

7.44.030 Adoption of Mechanical Codes.

A. The 2013 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the Uniform Mechanical Code, 2012 Edition, including Appendix chapters B, C and D, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "UMC") are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.44.030.A, the State Code and the UMC are amended as set forth in Section 7.44.070.

7.44.040 Scope.

A. The provisions of this code shall apply to the installation, erection, construction, enlargement, addition to, alteration, repair, moving, removal, demolition, replacement, conversion, use, and maintenance of any heating, ventilating, comfort cooling, refrigeration systems, incinerators or other heat producing appliances, in any building, structure, or premises within the City.

B. The permissive provisions of this code shall not be presumed to waive any limitations imposed by any other law, ordinance, rule or regulation. If two (2) or more pertinent limitations shall prevail which provide greater safety to life, health, property or public welfare.

C. Mechanical appliances and equipment shall be made accessible to the physically handicapped as required by Title 24 California Code of Regulations. Whenever there is a conflict between the provisions of this code and Title 24, California Code of Regulations, the provisions of Title 24 shall prevail.

7.44.050 Exceptions

The provisions of the mechanical code shall not apply to:

A. Work located in a public street;

B. Heating, ventilation, comfort cooling, refrigeration systems, incinerators or other heating or cooling appliances within trailer coaches, campers, mobile homes, motor vehicles and airplanes: however, if any of the foregoing are permanently placed on the ground or have their wheels removed for other than temporary repairs, they shall comply with all the provisions of this code;

C. Heating, ventilating, comfort cooling, refrigeration systems, incinerators or other heating or cooling appliances within houseboats or other watercraft: however, if any of the foregoing are stored out of water and used for any purpose whatsoever, they shall comply with all the provisions of this code.

7.44.060 Additions, alterations and repairs.

A. All work done in connection with an addition to an existing mechanical installation shall conform to the applicable provisions of this code. In addition, any portion of an existing mechanical installation which would become overloaded or have its capacity exceeded as determined by the standards in this code for new installations as a result of the addition shall be made to conform to the applicable provisions of this code.

B. Alterations, repairs to, or replacement of equipment in any existing mechanical installation shall conform to the applicable provisions of this code except that the Building Official may allow deviations from the provisions of this code, provided the deviations are necessary due to the circumstance of the existing condition; the existing condition was permitted by a previous code; and such deviation does not create or continue a hazard to life, health and property.

7.44.070 Chapter 1, Division II, Administration--Deleted.

Chapter 1, Division II, is deleted.

Chapter 7.94

GREEN BUILDING

Sections:

7.94.010	Title.
7.94.020	Purpose.
7.94.030	Adoption of the Green Building Code.
7.94.040	Scope.
7.94.050	Chapter 2, Definitions-Amended.
7.94.060	Section 4.202.1, Division 4.2, Chapter 4, Future access for solar systems-Added.
7.94.070	Section 5.202.1, Division 5.2, Chapter 5, Future access for solar systems-Added.
7.94.080	Standards for Compliance.
7.94.090	Submission of Green Building Documentation.
7.94.100	Review of Documentation.
7.94.110	Construction and Verification.
7.94.120	Infeasibility Exemption.

7.94.010 Title.

The green building standards codes adopted by Section 7.94.030 and the provisions of this Chapter shall constitute the Dublin Green Building Code and may be referred to as such.

7.94.020 Purpose.

A. To improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resource efficiency
5. Environmental quality

B. The purpose of this Code is not to create or otherwise establish or designate any particular class or groups of persons who will or should be especially protected or benefited by the terms of this Code.

7.94.030 Adoption of the Green Building Code.

A. The 2013 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter

referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein.

Copies of the adopted codes have been and are now filed in the Office of the City Clerk, 100 Civic Plaza, Dublin, California, for use and examination by the public. Said codes are adopted by reference pursuant to Section 50022.4, et seq., of the Government Code of the State of California, and the codes are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Dublin.

B. Notwithstanding the provisions of Section 7.94 .030.A, the State Code is amended as set forth in Sections 7.94.050 through 7.94.070.

7.94.040 Scope.

A. Except as otherwise provided herein, the provisions of this Code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this Code, within the City.

B. It is not the intent that this Code substitute or be identified as meeting the certification requirements of any green building program.

C. Sections 7.94.080 through 7.94.120, shall apply only to new residential development projects in excess of twenty (20) residential units.

7.94.050 Chapter 2, Definitions-Amended.

Chapter 2 is amended by adding the following definitions:

"Build It Green[™]" means the non-profit organization that publishes the New Home Construction Green Building Guidelines, as amended from time to time, the new Home GreenPoints Checklist, the Multi-Family GreenPoints Checklist, and any successor entity that assume responsibility for the programs and operations of Build it Green[™].

"Covered Project" means a project that must, pursuant to Section 7.94.040.C, comply with the provisions of Sections 7.94.080 through 7.94.120 of this Chapter.

"Green Building Documentation" means the documentation submitted to the Building Official as part of the Site Development Review process. The Green Building Documentation includes, but is not limited to, a copy of the applicable Green Building Program Checklist and any other documentation determined necessary by the Building Official.

"Green Building Program" means either the GreenPoint rating system or the LEED[™] for Homes Green Building Rating System, whichever system is selected by the Applicant.

"Green Building Program Checklist" means either the GreenPoint Checklist or the LEED[™] for Homes Project Checklist, whichever is selected by the Applicant.

"Green Building Program Rating" refers to the number of points achieved under either the GreenPoint Checklist or the LEED™ for Homes Project Checklist.

"GreenPoint Checklist" means the version of the applicable GreenPoint Rated checklist approved by Build It Green and designed for the purpose of calculating a green building rating, in effect at the time of project application for a design review or a City building permit.

"GreenPoints" means credits assigned under the applicable GreenPoint Rated Checklist for a covered project.

"LEED™ for Homes Green Building Rating System" means the most recent version of the Leadership in Energy and Environmental Design Home Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council. As new rating systems are developed by the U.S. Green Building Council, the Building Official shall have the authority to specify the applicable LEED™ residential green building rating system for a covered project.

"LEED™ for Homes Project Checklist" means the version of the applicable LEED™ for Homes Project Checklist approved by the U.S. Green Building Council and designed for the purpose of calculating a green building rating, in effect at the time of project application for a design review or a City building permit.

"Residential Development" includes, without limitation, detached single-family dwellings, multiple-family dwelling structures, groups of dwellings, condominium or townhouse developments, cooperative developments, and mixed-use developments that include housing units.

7.94.060 Section 4.202.1, Division 4.2, Chapter 4, Future access for solar systems-Added.

A new Section 4.202.1 is added to read:

4.202.1 A minimum one-inch (25.4 mm) electrical conduit shall be provided from the electrical service equipment to an accessible location within the solar zone as defined by the California Energy Code, Title 24 Part 6 Section 110.10 or other location approved by the Building Official.

7.94.070 Section 5.202.1, Division 5.2, Chapter 5, Future access for solar systems-Added.

A new Section 5.202.1 is added to read:

5.202.1 Install conduit from the solar zone as defined by the California Energy Code, Title 24 Part 6 Section 110.10 to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

7.94.080 Standards for Compliance.

A. Covered projects shall achieve a minimum Green Building Program Rating of fifty (50) points under the Green Building Program Checklist for single-family housing. All multi-family residential projects shall achieve a "green home" or similarly entitled minimum compliance rating system, which currently requires fifty (50) GreenPoints, or a

minimum Green Building Program Rating of fifty (50) points under the Green Building Program Checklist for multi-family housing, unless the Building Official determines that the single-family green building rating system is more appropriate for the building, such as for a duplex building that is part of a larger project. Approval of a building permit for new construction shall not be granted unless the Applicant submits a checklist demonstrating the covered project receives the minimum Green Building Program Rating required on the appropriate Green Building Program Checklist.

All mixed-use projects shall meet the requirements for a multi-family residential project, unless the Building Official determines the Green Building Code or another rating system is more appropriate.

B. In the event that an Applicant wishes to use an alternative green building standards program other than the GreenPoint rating system or the LEED[™] for Homes Green Building Rating System, the Applicant may apply to the Building Official for approval of the alternative program. The Applicant must submit Green Building Documentation showing that the Applicant's utilization of the alternative program will result in green building benefits that are better than the benefits that would be achieved by obtaining a Green Building Program Rating of fifty (50) points under either the GreenPoint rating system or the LEED[™] for Homes Green Building Rating System.

Any proposed alternative green building program must be created by a third-party entity not under the control of the Applicant, and must be sufficiently similar in structure to the GreenPoint rating system and the LEED[™] for Homes Green Building Rating System to allow the Building Official to administer the requirements of this Chapter to the alternative green building standards program without significant deviation. At a minimum, the alternative green building standards program must utilize a checklist structure similar to the Green Building Program Checklists.

No Applicant may utilize an alternative green building standards program unless the Building Official gives the Applicant written approval of the Applicant's proposed utilization of the program.

7.94.090 Submission of Green Building Documentation.

A. In conjunction with Site Development Review of any project subject to this Chapter, the Applicant shall submit to the Building Official the required Green Building Documentation indicating compliance with this Chapter. The documentation shall indicate the measures to be used to achieve the required Green Building Program Rating and shall include a completed Green Building Program Checklist and any other documentation required by the Building Official to determine compliance with this Chapter.

B. Applications for residential building permits shall include the approved Green Building Program Checklist with the first building permit plan set submitted. Building plans shall indicate in the general notes or individual detail drawings, where appropriate,

the green building measures to be used to attain the required minimum Green Building Program Rating.

7.94.100 Review of Documentation.

A. The Building Official shall review the documentation to determine if the project achieves the required Green Building Program Rating and shall approve or reject the project. If necessary, the Building Official shall schedule a meeting with the Applicant to review and discuss the proposed green building measures incorporated into the project.

B. **Approved.** The Building Official shall approve the Green Building Documentation only if it is determined that the project can achieve the applicable compliance standards set forth in this Chapter. If the Building Official determines these conditions have been met, the Green Building Documentation, including the Green Building Program Checklist, shall be marked "approved" and returned to the Applicant. A copy of the approved Green Building Documentation shall also be forwarded to the City's Planning Division. A building permit shall not be issued until the Green Building Documentation is approved under this section or an exemption has been granted.

C. **Not Approved.** If the Building Official determines that the Green Building Documentation fails to indicate the project will achieve the required Green Building Program Rating, the Building Official shall deny the documentation and return the documentation to the Applicant, including a statement of reasons for denial and measures required to conform to the ordinance.

D. **Re-submittal.** If the documentation is returned to the Applicant as not approved, the Applicant may resubmit the documentation with such modifications and additions as may be required for approval.

7.94.110 Construction and Verification.

A. After approval of the Green Building Documentation, any changes to the construction or design that may have an effect on the Green Building Program Rating the project will obtain must be submitted to the Building Official. Prior to the issuance of occupancy permits, the Applicant must submit a final Green Building Program Checklist to the Building Official, verifying installation of the required measures and certifying the building meets the required Green Building Program Rating. If measures have been added or omitted the final checklist must reflect the changes.

B. If an Applicant using the GreenPoint rating system voluntarily submits documentation to Build It Green for a GreenPoint Rated Certificate, proof of receipt of the GreenPoint Rated Certificate will be accepted in lieu of a revised Green Building Program Checklist.

If an Applicant using the LEED[™] for Homes Green Building Rating System voluntarily registers his or her project with the U.S. Green Building Council for LEED[™] certification at the same or higher Green Building Program Rating than required by this Chapter,

proof of said registration and certification will be accepted in lieu of a revised Green Building Program Checklist.

If an Applicant voluntarily obtains and submits certification under either the GreenPoint program or the LEED™ for Homes program, then the Building Official may reduce the scope of the verification process as appropriate.

C. The Building Official shall not be responsible for verifying the Green Building Program measures implemented during construction, nor shall the Building Official's acceptance of a revised Green Building Program Checklist indicate a building has met the Green Building Program Rating required by the City.

7.94.120 Infeasibility Exemption.

A. **Application.** If an Applicant for a covered project experiences unique circumstances that the Applicant believes make it infeasible to comply with provisions 7.94.080 through 7.94.110 of this Chapter, the Applicant may apply for an exemption at the time that he or she submits the Green Building Documentation required under Section 7.94.090 of this Chapter. In applying for an exemption, the burden is on the Applicant to show infeasibility. Such circumstances may include, but are not limited to, availability of markets for materials to be recycled, availability of green building materials, technology, and compatibility of green building requirements with other building standards. The Applicant shall include with the Green Building Documentation the Green Building Program Rating he or she believes is feasible and the specific circumstances that he or she believes make it infeasible to comply with this Chapter. The Building Official shall review the information provided by the Applicant and may meet with the Applicant to discuss possible ways of complying with the required Green Building Program Rating.

B. **Granting of Exemption.** If the Building Official determines it is infeasible for the Applicant to meet the Green Building Program Rating due to unique circumstances described in the exemption application, he or she shall determine the maximum feasible Green Building Program Rating reasonably achievable for the project and shall enter the number of credits on the Green Building Documentation, which shall be marked "Approved with Exemption."

C. **Denial of Exemption.** If the Building Official determines that it is possible for the Applicant to meet the requirements of this Chapter, he or she shall so inform the Applicant in writing. The Applicant shall have thirty (30) days to resubmit the required Green Building Program Checklist and materials to be in compliance with this Chapter. If the Applicant fails to resubmit the Green Building Documentation, the Building Official shall deny the project in accordance with Section 7.94.100.C of this Chapter.

RESOLUTION NO. 194-13

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING FINDINGS REGARDING THE NEED FOR AMENDMENTS TO PROVISIONS IN
THE CALIFORNIA BUILDING STANDARDS CODE AS ADOPTED BY THE STATE OF
CALIFORNIA, IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, TO BE ADOPTED
BY REFERENCE IN THE DUBLIN MUNICIPAL CODE**

WHEREAS, Health and Safety Code Section 18938 makes provisions published in the California Building Standards Code pursuant to Health and Safety Code Section 17922 applicable to all occupancies throughout the State and effective one hundred and eighty days after publication by the California Building Standards Commission (the Commission), or at a later date established by the Commission; and

WHEREAS, Health and Safety Code Section 17958 permits cities to amend the requirements of the California Building Standards Code in accordance with Health and Safety Code Sections 17958.5 and 17958.7; and

WHEREAS, Health and Safety Code Section 17958.5 permits cities in adopting provisions of the California Building Standards Code to make such changes in such provisions as the city determines, pursuant to Health and Safety Code Section 17958.7, are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, Health and Safety Code Section 17958.7 requires that a city, before making changes pursuant to Health and Safety Code Section 17958.5, must make an express finding that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, under Health and Safety Code Section 17958.7, changes pursuant to Health and Safety Code Section 17958.5 may not become effective until the required findings, and the changes, have been filed with the California Building Standards Commission; and

WHEREAS, Government Code Section 50022.2 permits enactment of City Ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, the City Council of the City of Dublin intends to adopt an Ordinance adopting by reference provisions of the California Building Standards Code; and

WHEREAS, the City Council has reviewed the reasons for proposed changes to the California Building Standards Code set forth in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby declare and find that the changes to the provisions of the California Building Standards Code set forth in Exhibit A are reasonably necessary because of local climatic, geologic, or topographical conditions in accordance with Health and Safety Code Section 17958.7 as further set forth in Exhibit A; and

BE IT FURTHER RESOLVED that a copy of this Resolution, including Exhibit A, shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7.

BE IT FURTHER RESOLVED that a copy of this Resolution, including Exhibit A, shall be filed with the California Housing and Community Development Department in accordance with Health and Safety Code Section 13869.7(c).

PASSED, APPROVED AND ADOPTED this 19th day of November, 2013, by the following votes.

AYES: Councilmembers Biddle, Gupta, Hart, Haubert, and Mayor Sbranti

NOES: None


ABSENT: None

ABSTAIN: None



Mayor

ATTEST:



City Clerk

**FINDINGS FOR LOCAL MODIFICATIONS TO THE 2013 EDITIONS OF THE
CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL
CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA
MECHANICAL CODE, CALIFORNIA GREEN BUILDING CODE AS SET FORTH IN THE
2013 CALIFORNIA BUILDING STANDARDS CODE**

A. General Findings. The Dublin City Council makes the following general findings regarding local climatic, geologic, and topographical conditions, which the City Council finds necessitates the local modifications to the California Building Standards Code set forth below:

1. Local climatic conditions include a low amount of average yearly rainfall, which tends to be concentrated from October through April. From May through September, a dry period occurs where daily temperatures remain high and there is little measurable precipitation. In addition, the local climate frequently includes high winds which sweep down through the valley. As a result of the high summer temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). As a result of the low precipitation, the area is subject to occasional drought.

In developed areas of the City, fires can occur in buildings, rubbish, automobiles, and grass fires on vacant lots. In the undeveloped areas of the City, there is a risk of large brush and grass fires. If a fire occurs in either a developed or undeveloped area of the City, the local dry conditions combined with high winds, creates the risk of a potential fire storm.

In addition, local residential development is occurring in previously undeveloped areas adjacent to wild fire hazard areas. These new developments increase the chance of fire while simultaneously being located further from fire stations, delaying critical response times. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

2. Local geographical conditions include a risk of earthquake. A number of earthquake faults are located either within or in close proximity to the City. Those with the most direct and potentially destructive impact are the San Andreas, Calaveras, Hayward, Greenville and Concord-Green Valley Faults. History of earthquake activity indicates that there is a likelihood of a major earthquake in the area. The largest recorded earthquake in this immediate area occurred on the San Andreas Fault on October 17, 1989, a 7.1 magnitude. This area had a sequence of earthquakes on the Greenville Fault in January and February of 1980; these earthquakes had a magnitude of 5.5 to 5.9 on the Richter Scale. The U.S. Geological Survey (USGS) has identified a 70% probability of a major earthquake occurring in the region within the next 30 years. Recent earthquake damage studies, including the 1994 Northridge earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants.

In the event of an earthquake, damage to structures can be expected. In residential and commercial areas, this could include significant damage or collapse of buildings.

Secondary impacts could include ruptured electric or gas connections and/or breaks in water distribution lines. The potential for a major seismic event would create a City-wide demand for emergency response and fire protection service which would exceed staff response capacity. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

3. Local topographical conditions include hills on the western and eastern borders and flat area in the center of the City. Interstate 680 divides the City into two sections, and circulation between areas of the City rely on freeway overpasses. In addition, local traffic must also pass over railroad tracks, creeks, and bridges (to cross arroyos).

During peak a.m. and p.m. traffic periods, the City experiences heavy traffic congestion at key intersections, and near many freeway on-ramp and off-ramps. In the event of an accident or emergency at one of these key intersections, bridges, or other circulation corridors, sections of the City could become isolated and response times increased beyond ideal levels. Again, this potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

4. Based on the local climatic, geographical, and topographical conditions outlined above, there is a real risk that emergency response could be significantly delayed in the event of an accident or emergency. Therefore, it is necessary to address this problem through the requirement of additional mitigation measures to: (i) prevent the chance of accident or injury by requiring standards more stringent than required by the current codes; and (ii) requiring additional built-in automatic fire protection systems which will provide for early detection and initial fire control.

- B. Specific Findings:** The Dublin City Council makes the following specific findings, which, in addition to the general findings regarding local climatic, geologic, and topographical conditions set forth above, the City Council finds necessitate the local modifications to the California Building Standards Code set forth below:

1. California Fire Code.

5.08.050 Section 102.13 Applicability-Added.

Section 102.10 is added to read as follows:

102.10 Applicability. Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, cargo containers, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of this jurisdiction.

FINDING: **This modification is necessary to adopt the most current State standard and to clarify a specific area of the code.**

5.08.080 Section 105.6 -Amended; Section 105.6.46a-Added.

Section 105.6 is amended, and Section 105.6.46a is added, to read as follows:

105.6 Required operational permits. The Fire Code Official is authorized to issue operation permits for the operations set forth in Sections 105.6.1 through 105.6.46a.

105.6.46a Model rockets. See California Code of Regulations Title 19, 1, Article 17.

FINDING: **This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, this modification will make Chapter 5.08 consistent with Chapters 7.28 and 7.32 of the Dublin Municipal code.**

5.08.090 Section 108.1 Board of Appeals-Amended.

Section 108.1 is amended to read as follows:

108.1 Board of Appeals.

A. Any person aggrieved with the decision of the Fire Chief in connection with the application or interpretation of this Code or an approval of alternative materials or methods of construction may appeal to the City Council. Such appeal shall be in writing and filed with the City Clerk within ten (10) days.

B. The City Council may, after hearing, interpret any provision of this Code.

C. The City Council may after hearing, vary the application of this Code in any specific cases when, in its opinion, the enforcement thereof would be contrary to the spirit and purpose of this Code or public interest. The City Council in granting a variance may impose requirements or conditions to mitigate any adverse effects that may result from granting the grievance.

D. In making such interpretation or granting any variance, the City Council shall make the following findings:

1. That the interpretation or variance is consistent with the purpose of this Code;
2. That the interpretation or variance will not lessen the protection to the people of the City and the property situated therein.

E. The City Council may approve alternate materials or methods of construction by overruling the decisions of the Fire Chief. In approval of any alternate materials or methods of construction, the City Council shall make findings that the material, method or work proposed is for the purpose intended, at least equivalent of that prescribed by this Code in quality, strength effectiveness, fire resistance, durability, dimensional stability and safety.

F. The City Council may appoint a Board of Appeals to hear a specific appeal. The Board of Appeals shall consist of five (5) members qualified by training and experience to pass on matters pertaining to the subject matter of the appeal. The Board of Appeals shall have the same authority and duties as the City Council in interpreting this Code, granting variances, or approving alternate materials or methods of construction. The Fire Chief shall be an ex officio member of the Board of Appeals and shall act as secretary to the Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its hearings and investigations.

G. The decision of the City Council or Board of Appeals shall be final.

FINDING: **These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will**

make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. Definitions clarify the title of Fire Chief and City Council as specific to the City of Dublin. These modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to insure adequate access to fire hydrants and fire appliances.

5.08.110 Chapter 2 Definitions-Amended.

Chapter 2 is amended by adding the following definitions to Section 202:

Section 202 General Definitions.

City Council shall mean the governing body of the City of Dublin.

City Manager shall mean the City Manager of the City of Dublin or designee.

Fire Trail means a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Fuel break means a wide strip or block of land on which the vegetation has been permanently modified to a low volume fuel type so that fires burning into it can be more readily controlled.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. Definitions clarify the title of Fire Chief and City Council as specific to the City of Dublin. These modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to insure adequate access to fire hydrants and fire appliances.

5.08.120 Section 503.2.3.1 Specifications-Added.

Section 503.2.3.1 is added to read as follows:

503.2.3.1 Fire and Emergency Access Roads approved for construction sites shall be designed to meet the requirements of Section 503.2. The access shall be approved by the Fire Department prior to commencement of combustible storage or construction on the site.

FINDING: This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. This modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to insure adequate access to fire hydrants and fire appliances.

5.08.130 Sections 903.2.4.1, 903.2.6 exception 3, 903.2.6 exception 4, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1,

903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.

Sections 903.2.4.1, 903.2.6 exception 3, 903.2.6 exception 4, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 are deleted, Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, and 903.2.11.3, are amended to read as follows, and Sections 903.2.1.1, and 903.2.20 are added to read as follows:

903.2.1.1 Group A-1 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.2 Group A-2 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.3 Group A-3 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.4 Group A-4 Occupancies.

1. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.2.1 Group B Occupancies.

An automatic fire-extinguishing system shall be installed in Group B occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.3 Group E Occupancies.

1. An automatic fire-extinguishing system shall be in Group E, occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.4 Group F Occupancies.

An automatic fire sprinkler system shall be installed in all Group F occupancies where the floor area exceeds 2,500 square feet (232 m²).
(Section 903.2.4.1 is deleted)

903.2.6 exceptions 3 and 4 Group I Occupancies

(903.2.6 exceptions 3 and 4 are deleted)

903.2.7 Group M Occupancies.

1. An automatic sprinkler system shall be installed in Group M occupancies where the floor area exceeds 2,500 square feet (232 m²).

903.2.9 Group S Occupancies.

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

1. Where the floor area exceeds 2,500 square feet (232 m²);
2. Buildings with repair garages servicing vehicles parked in basements.

(Sections 903.2.9.1, 903.2.9.2, 903.2.10, 903.2.10.1 are Deleted)

903.2.11.3 Buildings Three Or More Stories in Height.

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the 2013 California Building and Residential Code.

903.2.20 All Occupancies

Automatic fire-extinguishing systems shall be installed in all occupancies located more than 1½ miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building, automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code.

5.08.140 Section 903.6-Amended; Sections 903.6.2 and 903.6.3-Added.

Section 903.6 is amended and Section 903.6.2 and 903.6.3 are added to read as follows:

903.6 Existing Buildings. All changes of occupancy classification in existing buildings shall comply with the requirements contained in Section 903.2 of this code and Table 503 of the California Building Code.

903.6.2 When an addition to an existing building causes the total square footage of the building to exceed the maximum floor area specified in Table 503 of the California Building Code. Addition or alteration that removes 50% or more of the existing exterior walls of a building shall be considered a new building for the purposes of Section 903.

903.6.3 Existing buildings which do not conform to Current Building Code or Fire Code requirements may be required to install an automatic fire extinguishing system when an

interior alteration or remodeling occurs, regardless of whether the floor area is increased or use changed. It shall be the responsibility of the Fire Marshal and the Building Official to evaluate the work being performed, non-complying features, and determine if an automatic fire extinguishing system will be required.

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code.

5.08.150 Section 907.1-Amended; Sections 907.10, 907.10.1, 907.10.2 and 907.10.3-Added

Section 907.1 is amended and Sections 907.10, 907.10.1, 907.10.2 and 907.10.3 are added to read as follows:

907.1 General. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. In the event of a conflict between this section and the provisions of Chapter 5.20 of the Dublin Municipal Code, the provisions of this section shall control.

907.10 False Alarms.

907.10.1 Excessive False Alarms. Malfunctions, or mechanical trip of any sprinkler alarm or other fire protection or detection system resulting in an alarm and emergency dispatch of the Fire Department shall be subject to a false alarm charge as established by this Code.

Exception: During a thirty (30) day period following the installation of any new fire alarm system, the Fire Chief shall determine if the false alarms emanating from said new installation are excessive.

907.10.2 Charges. After the initial thirty (30) day period following the installation of a new system, two (2) false alarms within a consecutive ninety (90) day period shall be deemed excessive and will be charged as false alarms.

907.10.3 False Alarm charges are as follows:

1st false alarm -	Warning Letter
2nd false alarm in any 90 day period-	\$100.00
3rd and subsequent false alarms in any 90 day period-	\$200.00

FINDING: These modifications are necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code.

5.08.170 Section 5003.2.4.2 Hazardous Materials General Provisions-Amended

Section 5003.2.4.2 is amended to read as follows:

5003.2.4.2 Above-ground tanks. Above-ground stationary tanks used for the storage of hazardous materials shall be located and protected in accordance with the requirements for outdoor storage of the particular material involved. Notwithstanding the foregoing, above-ground stationary tanks used for the storage of flammable or combustible liquids is prohibited in any area zoned for other than commercial, industrial, or agricultural use.

Exception: Above-ground tanks that are installed in vaults complying with Section 5303.16 or 5704.2.8 shall not be required to comply with location and protection requirements for outdoor storage.

5703.2.4.2.1 Marking. Above-ground stationary tanks shall be marked as required by Section 5703.5.

FINDING: This modification is necessary to adopt the most current State standard and to clarify specific areas of the code.

5.08.180 Section 5601.1 Fireworks-Amended

Section 5601.1 is amended to add a sixth exception as follows:

6. The sale, use and discharge of fireworks are allowed in accordance with Chapter 5.24 of the Dublin Municipal Code.

FINDING: This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28 and 7.32 of the Dublin Municipal code.

5.08.200 Section 6104.2.1 Maximum capacity within established limits-Amended.

6104.2.1 Maximum Capacity Within Established Limits. The limits referred to in Section 6104.2.1 are the 2013 California Fire Codes in which storage of compressed natural gas is prohibited, are hereby established as follows: Any area zoned for other than commercial, industrial, or agricultural use.

FINDING: This modification is necessary to adopt the most current State standard and to clarify specific areas of the code.

5.08.210 Appendix D-Fire Apparatus Access Roads – Amended.

Figure D103.1 is amended to show the “Y” and “Hammerhead” configuration with 70’ legs. Furthermore, Figure D103.1 is amended to show the “Acceptable Alternative to 120’ Hammerhead” with 140’ total length.

FINDING: This modification is necessary to adopt the most current State standard and to clarify specific areas of the code. In addition, these modifications will make Chapter 5.08 consistent with Chapters 7.28, 7.32 and 7.34 of the Dublin Municipal code. Definitions clarify the title of Fire Chief and City Council as

specific to the City of Dublin. These modifications will provide guidelines for Fire Department access locations and roadway preparation. The modifications also provide specific language to insure adequate access to fire hydrants and fire appliances.

2. California Building Code.

7.32.120 Section 501.2.1, Chapter 5, Address illumination.

A new Section 501.2.1 is added to read:

501.2.1 The address number(s) shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled by a photoelectric device.

501.2.2 Exterior doors in commercial tenant space numbers shall be addressed as required in section 501.2. Exception, dual doors may have the addresses on one door or centered above the doors. In addition, all rear doors or service doors will have the name of the business in 4-inch high lettering.

501.2.3 No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.

501.2.4 The assigned address, including the suite number, shall be displayed on all electric meters in accordance with utility company standards

FINDINGS The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.32.130 Section 507.13, Chapter 5, Yard restriction-Added.

A new Section 507.13 is added to read:

507.13 Yard Restriction. The increase in area permitted by Sections 506.2, 507.1 through 507.12 of this Section shall not be allowed unless or until the owner of the required yard shall file an agreement binding such owner, his heirs, and assignees, to set aside the required yard as unobstructed space having no improvements. Such agreement shall be recorded in the Alameda County Recorder's Office.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or

exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.140 Section 706.1, Chapter 7, Fire walls-Amended.

Section 706.1 is amended by adding a new subsection 706.1.2 to read:

706.1.2 Fire walls shall not be considered to create separate buildings for the purpose of automatic fire-sprinkler system requirements as set forth in Chapter 9.

Exception: Buildings separated by continuous area separation walls of four-hour fire-resistive construction without openings. Buildings required to have automatic fire-sprinkler protection as set forth in Section 13113 of the Health and Safety Code are prohibited from using area separation walls in lieu of automatic fire-sprinkler protection.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification is necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.150 Section 701.A.1, Chapter 7A, Scope-Amended.

Section 701A.1 is amended to read:

This Chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A or adjacent to open space or undeveloped land.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.160 Section 702A, Chapter 7A, Definitions-Amended

Section 702A is amended by adding new definitions as follows:

Adjacent to Open Space – This refers to commercial parcels and residential lots which have a point of contact with open space.

Adjacent to Undeveloped Land – This refers to commercial parcels and residential lots which have a point of contact with Undeveloped Land.

Open Space – For the purpose of this Chapter, Open Space is defined as those lands set aside to remain permanently undeveloped.

Undeveloped Land – For the purpose of this Chapter, Undeveloped Land is that land which is available for development but no Tentative Map, Master Tentative Map or Development Agreement has been approved, and any land designated for government use for which no development plan has been approved.

FINDING: The amendment is needed due to local climatic and topographical conditions.

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.180 Sections 903.2.4.1, 903.2.9.1, 903.2.9.2, 903.2.10 903.2.10.1-Deleted; Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, 903.2.11.3, Amended; and Sections 903.2.2.1 and 903.2.20-Added.

Sections 903.2.4.1, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 are deleted, Sections 903.2.1.1#1, 903.2.1.2#1, 903.2.1.3#1, 903.2.1.4#1, 903.2.3#1, 903.2.4, 903.2.7#1, 903.2.9, and 903.2.11.3, are amended to read as follows, and Sections 903.2.1.1, and 903.2.20 are added to read as follows:

903.2.1.1 Group A-1 Occupancies.

2. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.2 Group A-2 Occupancies.

2. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.3 Group A-3 Occupancies.

2. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.1.4 Group A-4 Occupancies.

2. Where the floor area exceeds 3,000 square feet (279 m²).

903.2.2.1 Group B Occupancies.

An automatic fire-extinguishing system shall be installed in Group B occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.3 Group E Occupancies.

2. An automatic fire-extinguishing system shall be in Group E, occupancies where the floor area exceeds 3,000 square feet (279 m²).

903.2.4 Group F Occupancies.

An automatic fire sprinkler system shall be installed in all Group F occupancies where the floor area exceeds 2,500 square feet (232 m²).
(Section 903.2.4.1 is deleted)

903.2.7 Group M Occupancies.

1. An automatic sprinkler system shall be installed in Group M occupancies where the floor area exceeds 2,500 square feet (232 m²).

903.2.9 Group S Occupancies.

An automatic sprinkler system shall be installed in all Group S occupancies as follows:

3. Where the floor area exceeds 2,500 square feet (232 m²);
4. Buildings with repair garages servicing vehicles parked in basements.

(Sections 903.2.9.1, 903.2.9.2, 903.2.10, 903.2.10.1 are Deleted)

903.2.11.3 Buildings Three or More Stories in Height.

An automatic sprinkler system shall be installed in all occupancies, regardless of type of construction, if the building is three or more stories or more than 35 feet in height measured from the pad grade level to the highest point of the building. An automatic sprinkler system shall be installed in all other occupancies as may be required by the 2013 California Building Code.

903.2.20 All Occupancies

Automatic fire-extinguishing systems shall be installed in all occupancies located more than 1½ miles from a fire station providing fire protection to that location. Said distance shall be measured in a straight line.

Buildings containing portions which are required to have an automatic fire extinguishing system because of the number of stories shall have the automatic fire extinguishing system installed throughout and fire walls as set forth in Section 706 shall not be considered as creating separate buildings for the purpose of this section.

Whenever an addition is made to an existing building automatic fire-extinguishing systems shall be installed if the existing building plus the addition exceeds the area or height limitations set forth in this section. Whenever the use of an existing building or portion thereof is changed in any manner so as to require the installation of an automatic fire-extinguishing system, said system shall be installed in that portion of the building housing the new use.

FINDING: The amendment is needed due to local climatic and topographical conditions.

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.190 Section 1505.1, Chapter 15, Fire Classification-Amended.

Section 1505.1 is amended to read:

1505.1 Roof Assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the following:

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department having jurisdiction.
2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.
3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.
4. **Other Occupancies.** Any new roof covering and any alteration, repair or replacement of roof covering material for buildings housing all other occupancies shall conform to the requirements as set forth in Roofing Area 1.

*Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.32.200 Table 1607.1, Chapter 16, Uniform and concentrated live loads-Amended.

Table 1607.1 is amended by adding a new Footnote O to read:

- O. Bridges for vehicular traffic shall be designed for H20 loading as designated by the American Association of State Highway Officials.

FINDING: The amendment is needed due to local geological, climatic and topographical conditions.

This modification was necessary because bridges were not addressed by the Building Code. Additionally do to the City's terrain a number of bridges and overpasses may be required.

7.32.220 Section 1705.3, Exception 1, Chapter 17, Concrete Construction - Amended
Section 1705.3, Exception 1 is amended to read:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f_c , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.32.230 Section 1905.1.8, Chapter 19, ACI 318, Section 22.10-Amended
Section 1905.1.8, is amended to read:

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.
22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception:

In detached one and two-family dwellings, three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception:

In detached one and two-family dwellings, three stories or less in height and constructed with stud bearing walls, plain concrete footings—with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

This amendment addresses the problem of poor performance of plain or under reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in the 1994 Northridge earthquake.

The San Francisco Bay area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.32.240 Section 2308.9.3, Chapter 23, Bracing, Items 1 and 5-Deleted.
Section 2308.9.3, Items 1 and 5 are deleted.

FINDING: The amendment is needed due to local geological conditions.

This section deletes the use of Let-in-bracing and gypsum board for lateral bracing. This deletion is necessary because the City of Dublin is located in Seismic Zone D and E. Gypsum wallboard has performed poorly during recent California seismic events. The shear values for gypsum wallboard contained in the code are based on mono-directional testing. It is

appropriate to limit the use of this product until cyclic loading tests are performed and evaluated.

7.32.250 Section 2308.9.3, Chapter 23, Bracing, Item 7-Amended.

Section 2320.11.3, Item 7 is amended to read:

Portland cement plaster on studs spaced 16 inches (406 mm) on center installed in accordance with Section 2510. Limited to single story U occupancies.

FINDING: The amendment is needed due to local geological conditions.

This section limits the use of Portland cement plaster for lateral bracing to single story residential buildings. This limitation is necessary because the City of Dublin is located in Seismic Zone D and E. Exterior Portland cement plaster has performed poorly during recent California seismic events. The shear values for Portland cement stucco contained in the code are based on mono-directional testing. It is appropriate to limit the use of this product until cyclic loading tests are performed and evaluated.

7.32.260 Section 2308.12.5, Attachment of Sheathing-Amended.

Section 2308.12.5, is amended by adding a second paragraph:

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.32.270 Section 3115.1, Chapter 31, Prohibited Installations—Added.

A new Section 3115.1 is added to read:

It shall be unlawful to install a wood burning fireplace or appliance that is not one of the following:

- 1) Pellet-fueled wood heater,
- 2) EPA certified wood heater,
- 3) Fireplace certified by EPA

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because fireplaces and wood stoves generate 40 percent of the particulate matter in the Bay Area during the winter months. Of greater concern are the fine particles, which can lodge deep in the lungs causing permanent lung damage and increasing mortality. Burning wood also generates carbon monoxide, nitrogen dioxide, volatile organic and toxic air pollutants.

7.32.280 Section 3203, Chapter 32, Signs-Added.

A new Section 3203 is added to read:

Section 3203 Signs. Signs when placed flat against the wall of a building shall not project beyond the front property line more than 12 inches (305mm).

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary due to the City of Dublin's basic wind speed requirement relating to the high winds described in Section A of these Findings.

7.32.290 Section H101.2, Signs exempt from permits -Deleted.

Section H101.2 is deleted.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary due to the City of Dublin's basic wind speed requirement relating to the high winds described in Section A of these Findings.

7.32.300 Section 1010, Appendix Chapter 10, Building security – Added.

Appendix Chapter 10 is added to read:

Section 1010 building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

- * *Editor's Note: See Chapter 7.34 Residential Code for single family or townhouse requirements.*

(A) **Addressing.** All buildings shall be addressed as follows:

(1) Walkways serving more than 5 individual units where the front entrance is not parallel to the street and driveways servicing more than 5 individual dwelling units shall have minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.

(2) There shall be positioned at each street entrance of a multi-family complex having more than one structure, an illuminated diagrammatic representation (map) of the complex that shows the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source, which is constructed of weather and vandal resistant materials and provided with an uninterruptible AC power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.

(3) If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

(4) Where more than 1 building is accessed by a common street entrance or there are multiple buildings on the same lot, each principal building shall display the number or letter assigned to that building on each corner of the building, as determined by the Building Official. These numbers shall be made visible during the hours of darkness. The street name may also be required when there is a secondary street frontage.

(5) Addressing shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures and or landscaping.

(6) In Commercial Day Care or Education facilities, all interior and exterior doors shall be provided with a room number on the door. A map of the facilities detailing location of all rooms and their uses shall be kept on file at the facilities on-site office.

(B) Exterior Openings. Exterior opening shall be as follows:

(1) Swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. The provisions of the this paragraph do not apply where: (a) panic hardware is required, (b) conflicts with emergency egress requirements of the building and fire codes or (C) an equivalent device is approved by the authority having jurisdiction.

(b) Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.

(c) For the purpose of this section, doors leading from garage areas into a dwelling are exterior doors.

(2) Double doors shall be equipped as follows:

(a) The inactive leaf of double door(s) shall be equipped with metal flush bolts have a minimum embedment of five-eighths (5/8) inch into the head and threshold of the doorframe.

(b) Double doors shall have an astragal constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10) inch centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)

(3) Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike, to prevent violation of the strike.

(b) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.

(4) Panic hardware, whenever required by the California Building Code or Title 19, California Administration Code, shall be installed as follows;

(a) Panic hardware shall contain a minimum of two (2) locking points on each door; or

(b) On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom frame. The door shall have an astragal constructed of steel .125 inch thick, which shall be attached with non-removable pins to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. (The astragal shall not interfere with the safe operation of emergency egress).

(5) Horizontal or Sliding Doors shall be installed as follows:

(a) In commercial occupancies, horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel

shackle which locks at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(b) In residential occupancies, locks shall be provided on all sliding patio doors. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

(c) Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.

(6) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(7) In commercial occupancies, windows shall be deemed accessible if less than twelve (12) feet above the ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(8) Side or rear windows of the type that can be opened shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with a hardened steel shackle, a minimum four pin tumbler operation.

(9) Protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be operable by the California Building Code.

(10) All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected with burglary resistant glazing or other approved methods as determined by the Building Official.

(11) Roof openings shall be equipped as follows:

(a) All skylights on the roof of any building or premises used by business purposes shall be provided with:

(1) Rated burglary resistant glazing; or

(2) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x 1/4) inch flat steel material under the skylight and securely fastened; or

(3) Steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inches mesh under the skylight and securely fastened.

(4) A monitored intrusion alarm system. The system shall be kept operable at all times. The Chief of Police may require periodic testing of the alarm system to verify proper operation.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- (1) If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal, or its equivalent, attached with screws.
- (2) The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval may be desired.)
- (3) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(c) All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

- (1) Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x 1/4) inch flat steel material spaced no more than five (5) inches apart and securely fastened; or
- (2) Iron or steel grills of at least one-eighth (1/8) inch material with a maximum two (2) inch mesh and securely fastened.
- (3) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.
- (4) The above must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 19, California Administrative Code.

(12) Exterior roof ladders shall not be permitted.

(13) Exterior electrical or phone panels are not permitted in commercial occupancies.

(14) Separation walls for individual commercial tenant spaces housed within a common structure shall be solid and continuous from the structure's foundation to roof or floor / ceiling assembly.

(15) Intrusion Devices.

- (a) If the enforcing authority determines that the security measures and locking devices described in this Chapter do not adequately secure the building, due to special conditions, he/she may require the installation and maintenance of an intrusion device (burglar alarm system).

(C) Landscaping.

- (1) Shrubs and ground cover shall not directly cover windows and doorways.

(2) River rock used near parking lots or buildings shall be permanently affixed.

(3) Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.

(4) Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.

(5) For residential development, backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.

(6) For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:

- Reverse frontage
- Retention/detention areas
- Parks
- Commercial areas
- Industrial areas
- Bike paths

(D) **Lighting.** Lighting of buildings or complexes shall at a minimum be illuminated as follows:

(1) A site plan shall be provided showing buildings, parking areas, walkways, detailed landscaping and a point by point photometric calculation of the required light levels.

(2) All exterior entrances shall be illuminated with a uniformly maintained minimum level of one foot candle of light between ground level and 6 vertical feet within a minimum radius of 15 feet from the center of the entrance between sunset and sunrise.

(3) Postal Service "gang boxes" (group postal boxes) shall be illuminated with a uniformly maintained minimum level of one foot candle of light.

(4) Lighting of all exterior areas shall be designed to maximize surveillance and reduce conflicts with building design, mature landscaping, and to minimize glare.

(5) Open stairways shall be illuminated with a minimum maintained five-tenths (0.5) foot-candle of light in all landings and stair treads between sunset and sunrise. Enclosed stairways and enclosed common corridors shall be illuminated at all times with a minimum maintained one-foot candle of light on all landings and stair treads.

(6) Private streets, alleys, and emergency access roads shall be illuminated using the same standards as established for public thoroughfares.

(7) Aisles, passageways, pedestrian walkways and recessed areas related to and within a building, a building complex, or providing access to a building or building complex from a parking lot or right of way shall be illuminated with a minimum uniformly maintained minimum level of one foot candle of light between ground level and six vertical feet between sunset and sunrise or other methods approved by the Building Official.

(8) Open parking lot and/or carport and refuse areas shall be provided with and maintained to a minimum of one foot-candle of light on the parking surface. The Building Official may approve a lower light level, if it can be demonstrated that the lower level provides for sufficient security lighting.

(9) Covered parking lots or covered portions of parking lots shall be illuminated with a uniformly maintained minimum level of one-foot candle of light between ground level and 6 vertical feet between sunset and sunrise. Lighting shall be designed so that architectural or structural features do not obstruct the minimum light coverage.

(10) Parking structures or enclosed or partially enclosed parking lots shall be illuminated with a uniformly maintained minimum level of two foot candles of light between ground level and 6 vertical feet between sunrise and sunset (daylight hours).

(11) Lighting fixtures shall be so arranged as to illuminate light uniformly over the parking surface and be tamper resistant.

(12) Public rest rooms, rooms identified for the general public and children's recreation areas shall be provided with emergency lighting meeting section 1006 of this Code.

All light sources required by this section shall be: (a) controlled by a photocell device or a time clock that will turn the lights on at dusk and off at dawn and (b) protected by weather and vandal resistant covers.

(E) Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

(1) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

(2) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

(3) Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

(4) Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

(5) Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(6) Padlocks used with exterior mounted slide bolts shall have a hardened steel shackle locking at both heel and toe and a minimum five pin tumbler operation with non-removable key when in an unlocked position. Padlocks used with interior mounted slide bolts shall have a hardened steel shackle with a minimum 4-pin tumbler operation.

(F) Emergency Access

(1) Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for emergency access as follows:

Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box is to be mounted on a control pedestal consisting of a metal post/pipe, which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.

(2) Non-residential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall be provided with a means to allow for police emergency access:

(3) Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing, or other method approved by the Building Official that will provide for police emergency access. Options include radio frequency access or providing the gate access code for distribution to emergency responders.

(4) All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box. The Knox box shall be installed adjacent to each gate/door, securely attaching it to a fence or wall or location approved by the Building Official.

(5) Pedestrian gate doors utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall

(G) Keying requirements

Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

(H) Laundry rooms or areas: Common area laundry rooms in multi-family complexes shall be designed and protected as follows:

(1) Entry doors shall have:

(a) A minimum six hundred (600) square inch clear vision panel in the upper half of the door, consisting of 1/4" tempered glass;

(b) Automatic, hydraulic door closures;

(c) Self-locking door locks equipped with a deadlocking latch allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort;

(d) Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins; and

(e) A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior by non-removable bolts from the exterior. It shall be two (2) inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one (1) inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of one-half (1/2) inch in length.

(2) The laundry room shall be illuminated at all times with a minimum maintained one-foot candle of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet this lighting requirement.

(3) Any portion of an openable window which is within eight (8) feet vertically or six (6) feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as required by section 1018 Uniform Building Security Code.

(4) The interior of laundry rooms shall be visible from the exterior along common walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement. Laundry rooms are to be located in high activity areas with natural surveillance opportunities and not in remote or isolated locations.

(I) Elevators

Elevators shall be designed as follows:

Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on the 36 inches away from the door shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained 2 foot candles of light at floor level.

(J) Stairways

Except for private stairways, Stairways shall be designed as follows:

(1) Interior doors shall have glazing panels a minimum of 5 inches wide and 20 inches in height and meet requirements of the California Building Code.

(2) Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

(3) Enclosed stairways shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such manner as to provide visibility around corners.

(K) Parking structures.

(1) Parking structures shall be designed to restrict unauthorized access.

(2) Outside stairwells shall be open and not obstructed from view

(3) Security telephones with monitoring capability shall be located on every level adjacent to pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 200 feet but less than 300 feet apart, additional security telephones shall be located at the midpoint between pedestrian ingress/egress points. If pedestrian ingress/egress points are more than 300 feet apart, security telephones will be located at 100 foot intervals. Security telephones shall be visible from all vehicular and pedestrian ingress/egress points and identified with appropriate signage.

(4) Blind corners shall be provided with shatterproof convex mirrors to improve visibility for both operators of vehicles and pedestrians.

(5) Doors shall be labeled with signage meeting the requirements of section 501.2

(6) Parking structures shall have the ceiling area of each floor or tier painted and maintained white or other reflective color approved by the Building Official.

(L) Other requirements

(1) Storage Areas. Exterior storage area attached to a dwelling, apartment or condominium and enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.

(2) Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 1/2) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. Rivets shall not be used to attach slide bolt assemblies. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

FINDINGS The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

3. California Residential Code.

7.34.120 Table R301.2(1), Chapter R3 – Amended

Table R301.2(1) is amended to read:

Ground Snow Load	WIND DESIGN		Seismic Design Category	SUBJECT TO DAMAGE FROM			Winter Design Temp ^e	Ice Barrier Under- layment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topo- graphic effects ^k		Weathering ^a	Frost line depth ^b	Termite					
N/A	85	NO	D ₂	Negligible	12"	Very Heavy	33°	NO	9-14-87	0-1000	58.7

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.130 Section R313.1 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.

Section R313.1 Exception is amended to read:

Exception:

An automatic residential fire sprinkler systems shall not be required for additions or alteration to existing building that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R313.1.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.140 Section R313.2 Exception, Chapter R3 Automatic Fire Sprinkler Systems – Amended.

Section R313.2 Exception is amended to read:

Exception:

Automatic residential fire sprinkler systems shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system, provided that the total square footage of the existing building plus the addition does not exceed 3,600 square feet (334m²). Additions or alteration that remove 50 percent or more of the existing exterior walls of a dwelling shall be considered a new dwelling for the purposes of Section R313.2.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.150 Section R319.2, Chapter R3, Site Address - Added.

Section R319.2, is added to read:

1. Driveways servicing more than 5 individual dwelling units shall have minimum of 4 inch high identification numbers, noting the range of unit numbers, placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The address numbers shall be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible AC power source or controlled only by a photoelectric device.
2. No other number may be affixed to a structure that might be mistaken for, or confused with, the number assigned to the structure.
3. If the building is adjacent to an alley, the number shall also be placed on or adjacent to the rear gate accessing the alley.
4. For multifamily buildings with recessed entryway over 2 feet, an additional lighted address shall be placed at the entryway to the recessed area. If the recessed area provides access to more than one dwelling unit, the range of units shall be displayed.
5. Each principal building of a multifamily complex shall display the number or letter assigned to that building on each corner of the building at a height that will prevent the number from being obscured by landscaping.
6. Any building with vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective or illuminated address number a minimum of four (4) inches in height.

7. Address numbers shall not be obstructed by architectural structures such as trellises, arbors, balconies, light fixtures, and/or landscaping.

FINDINGS The amendment is needed due to local geological and topographical conditions.

These modifications are necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.34.154 Section R327.1.1 Chapter R3, Scope – Amended.

Section R327.1.1 is amended to read:

This Chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section R302.2A or adjacent to open space or undeveloped land.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, the area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.155 Section R327.2 Chapter R3, Definitions – Amended.

Section 327.2A is amended to add the following definitions:

Adjacent to Open Space – This refers to commercial parcels and residential lots which have a point of contact with open space.

Adjacent to Undeveloped Land – This refers to commercial parcels and residential lots which have a point of contact with Undeveloped Land.

Open Space – For the purpose of this Chapter, Open Space is defined as those lands set aside to remain permanently undeveloped.

Undeveloped Land – For the purpose of this Chapter, Undeveloped Land is that land which is available for development but no Tentative Map, Master Tentative Map or Development Agreement has been approved, and any land designated for government use

FINDING: The amendment is needed due to local climatic and topographical conditions.

These modifications are necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to

occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.160 Section R350, Chapter R3, Building Security - Added

Section R350 is added to read:

R350.1 Residential building security shall be in accordance with the *Uniform Building Security Code* in addition to the following:

R350.2 Exterior doors: Each exterior door shall be secured as follows:

1. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall be equipped with a dead bolt lock with one-inch (1") throw.
2. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch (5/8") at the head and foot (floor and ceiling) of the inactive leaf.
3. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.
4. Locks shall be provided on all sliding patio doors.
5. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.
6. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

R350.3 Landscaping.

1. Shrubs and ground cover shall not directly cover windows and doorways.
2. River rock used near parking lots or buildings shall be permanently affixed.
3. Backyard gates shall be the full height of the wall or fence adjacent and capable of being locked.
4. Open space and buildings shall be arranged to afford visibility and opportunity for surveillance by on-site users and passers-by.
5. Barriers, both real and symbolic, shall be designed to afford opportunities for surveillance through the barrier.
6. For residential development, walls or fences, if installed, shall be a minimum of 6 feet in height when adjacent to any of the following:

- Reverse frontage,
- Retention/detention areas,
- Parks, Commercial areas,
- Industrial areas, or
- Bike paths.

R350.4 Garage Type (Vehicle) Doors. Garage-type doors, which are either rolling overhead, solid overhead, swinging, sliding, or accordion style doors shall conform to the following standards;

1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.
2. Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.
3. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.
4. Doors utilizing a cylinder lock shall have a lock receiving point at each outer edge of the door; or if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.
5. Doors with slide bolt assemblies shall have frames a minimum of .120 inches of thickness, with a minimum bolt diameter of one half (1/2) inch and protrude at least one and one half (1 1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

R350.5 Emergency Access. Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for police emergency access as follows:

1. Radio frequency access or by providing the gate access code for distribution to emergency responders. When an access code is to be utilized, an illuminated control box shall be mounted on a control pedestal consisting of a metal post/pipe which shall be installed at a height of 42 inches and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.
2. All lockable pedestrian gates to residential recreation areas serving 6 or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where there are 4 or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved Knox box.

3. Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or within a control housing, or other method approved by the Building Official that will provide for police emergency access. See 350.5.1 for options.
4. Pedestrian gates/doors (including pedestrian gates/doors in pool enclosures and recreational facilities) utilizing mechanical locks shall install a Knox box adjacent to each gate/door, securely attaching it to a fence or wall.

R350.6 Keying requirements. Upon occupancy by the owner or proprietor, each single unit in a tract constructed under the same site development review, shall have locks using combinations that are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

R350.7 Other requirements

1. Storage Areas. Any exterior storage area attached to a dwelling enclosed by a door shall comply with this section or have a minimum 3/8" diameter hardened padlock hasp.
2. Side Gates. Side gates shall be the full height of the adjacent fence or wall and be capable of being locked. Side gates shall be secured with a slide bolt mounted on the inside of the gate. The slide bolt shall have a bolt diameter of three-eighths (3/8) inch and protrude at least one and one-half (1 ½) inches into the receiving guide. The slide bolt shall be attached to the gate with non-removable bolts. The slide bolt shall be mounted at a height that is not accessible by reaching over the gate.

FINDINGS The amendment is needed due to local geological and topographical conditions.

This modification is necessary due to the topographical nature of the City and the easy access to freeways described in Section A of these Findings. In light of said conditions, it is necessary to adopt these requirements to enhance crime prevention. Additionally, this will bring the code into conformance with the City of Dublin Police Department requirements.

7.34.170 Section R403.1.3, Chapter R4, Seismic reinforcing – Amended

Section R403.1.3 is amended to read:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂ masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family *dwelling*s which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.180 Table R602.10.3(3), Chapter R6, Bracing Requirements - Amended

Table R602.10.3(3) is amended by adding a new footnote "e" to read:

e. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted and the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

Add the "e" footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)^e

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

This section deletes the use of gypsum board for lateral bracing. This deletion is necessary because the City of Dublin is located in Seismic Zone D and E. Gypsum wallboard has performed poorly during recent California seismic events. The shear values for gypsum wallboard contained in the code are based on mono-directional testing. In addition, this section limits

the use of portland cement plaster for lateral bracing to single story residential buildings. This limitation is necessary because the City of Dublin is located in Seismic Zone D and E. Exterior portland cement plaster has performed poorly during recent California seismic events. The shear values for portland cement stucco contained in the code are based on mono-directional testing. It is appropriate to limit the use of this product until cyclic loading tests are performed and evaluated.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.190 Section R602.10.4.4, Chapter R6, Limits on methods GB and PCP – Added.

A new Section R602.10.4.4 is added to read:

R602.10.4.4 Limits on methods GB and PCP. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D₀, D₁, and D₂, the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

FINDINGS: The amendment is needed due to local geological, climatic and topographical conditions.

This section deletes the use of gypsum board for lateral bracing. This deletion is necessary because the City of Dublin is located in Seismic Zone D and E. Gypsum wallboard has performed poorly during recent California seismic events. The shear values for gypsum wallboard contained in the code are based on mono-directional testing. In addition, this section limits the use of portland cement plaster for lateral bracing to single story residential buildings. This limitation is necessary because the City of Dublin is located in Seismic Zone D and E. Exterior portland cement plaster has performed poorly during recent California seismic events. The shear values for portland cement stucco contained in the code are based on mono-directional testing. It is appropriate to limit the use of this product until cyclic loading tests are performed and evaluated.

The San Francisco Bay Area region is densely populated and/or located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. The City of Dublin is a densely populated area having buildings constructed near potentially active faults. The Association of Bay Area Governments (ABAG) roughly estimates the probability of a serious earthquake along the Hayward Fault as one-in-four in the next 30 years, while the USGS predict the probability of a powerful quake in the next 30 years at 62%. The proposed modification to ensure that the design of slender wall must satisfy both strength and serviceability requirements need to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

7.34.200 Section R902, Chapter 9, Roof Classification-Amended.

Section R902.1 is amended to read:

R902.1 Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B or C roofing shall be installed in areas as designated below. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

1. **Map of Fire Safe Roof Areas.** Figure 15-1* is a map of Fire Safe Roof areas. Said map may be amended from time to time by including areas which are annexed to the City within one of the two roofing areas. Said amendments may be made by the Building Official after consultation, with the Chief of the Fire Department or their designee having jurisdiction.
2. **Roofing Area 1.** Any new roof and any alteration, repair or replacement for buildings housing R & U-1 occupancies in Roofing Area 1 shall use roof covering material that conforms to Class B or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.
3. **Roofing Area 2.** Any new roof for buildings using roof covering material that conforms to Class C or better or shall be made of concrete, ferrous or copper metal, clay, slate or similar non-combustible material.

*Editor's Note: Figure 15-1 is on file in the office of the City Clerk.

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because the City of Dublin has a dry period of at least five months each year. Additionally, The area is subject to occasional drought. Because of dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings. These modifications are consistent with the Fire Authority having jurisdiction.

7.34.210 Section R1001.1.2 Chapter 10, Prohibited Installations—Added.

A new Section R1001.1.2 is added to read:

It shall be unlawful to install a new wood burning fireplace or appliance that is not one of the following:

1. Pellet-fueled wood heater,
2. EPA certified wood heater,
3. Fireplace certified by EPA

FINDING: The amendment is needed due to local climatic and topographical conditions.

This modification was necessary because fireplaces and wood stoves generate 40 percent of the particulate matter in the Bay Area during the winter months. Of greater concern are the fine particles, which can lodge deep in the lungs causing permanent lung damage and increasing mortality. Burning wood also generates carbon monoxide, nitrogen dioxide, volatile organic and toxic air pollutants.

4. California Electrical Code.

Section 7.36.080 DMC Section 210-53, Office receptacle outlets-Added.

Section 210-53 is added to read:

Section 210-53 Office Receptacle Outlets. In office buildings or offices exceeding ten (10) percent of the floor area of the major use, receptacle outlets shall be installed in all permanent walls or partitions so that no point along the floor line any wall space is more than six (6) feet (1.83m) measured horizontally, from an outlet in that space including any wall space two (2) feet (610 mm) or more in width and the wall space occupied by sliding panels in exterior walls.

As used in the section a "wall space" shall be considered a wall unbroken along the floor line by doorways, fireplaces, and similar openings. Each wall space two (2) or more feet (610 mm) wide shall be treated individually and separately from other wall spaces within the room. A wall space shall be permitted to include two or more walls of a room (around corners) where unbroken at the floor line.

Receptacle outlets shall, insofar as practicable be spaced equal distances apart. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located near the wall.

The receptacle outlets required by the section shall be in addition to any receptacle that is part of any lighting fixture or appliance, located within cabinets or cupboards, or located over five and one-half (5 ½) feet (1.68 m) above the floor.

FINDINGS: The amendment is needed due to local geological conditions.

This section requires additional receptacles. The City of Dublin is located in a highly active Seismic Zone D and E. In Office Buildings without these requirements extension codes are being used. Extension cords are not afforded the same protection from damage as wiring raceways. Damage to

extension cords could occur in a seismic event, which increases the potential for a fire.

5. California Plumbing Code.

**Section 7.40.080 DMC Section 609.3, Chapter 6 UPC, Water piping in slab floors—
Amended.**

Section 609.3, first paragraph, is amended by replacing it to read:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building without prior approval of the Building Official. When approved, such piping shall be installed in accordance with the following requirements:

FINDINGS The amendment is needed due to local geological conditions.

This section eliminates water piping in or under concrete floor slabs within a building. This amendment is necessary for the following reasons:

- (1) Most of the surface soils in the City of Dublin are relatively young and unconsolidated sedimentary materials formed from a wide variety of parent materials. The varying chemical composition, degree of weathering and the relatively acid environment have created soils of varying types, which are particularly corrosive in nature.
- (2) Much of the surface soil in the City of Dublin is highly expansive (i.e., shrink-swell behavior) and have low bearing strength.
- (3) There are two types of expansive soils in the area:
 - a. the organic silty clays which are the recent bay muds; and
 - b. the plastic silty clays which weather from the shale found in the hills surrounding the City of Dublin
- (4) The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of soil.
- (5) Some parts of the City of Dublin have hard water, which is corrosive to ferrous pipe.
- (6) The groundwater table is unusually high in many places.
- (7) The City of Dublin is a highly active seismic area.

6. California Mechanical Code

No modifications necessitating specific findings are adopted.

7. California Green Building Code

7.94.040 Scope.

- A. The provisions of this code shall apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, within the City.
- B. It is not the intent that this code substitute or be identified as meeting the certification requirements of any green building program.
- C. Sections 7.94.080 through 7.94.120, shall apply only to new residential development projects in excess of twenty (20) residential units.

FINDINGS The amendment is needed due to local climatic, topographical and environmental conditions.

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. This modification was necessary because the City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Additionally, the area is subject to occasional drought. Reduction of total and peak energy use and water use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy and water capacity.

7.94.050 Chapter 2, Definitions-Amended.

Chapter 2 is amended by adding the following definitions:

"Build It Green™" means the non-profit organization that publishes the New Home Construction Green Building Guidelines, as amended from time to time, the new Home GreenPoints Checklist, the Multi-Family GreenPoints Checklist, and any successor entity that assume responsibility for the programs and operations of Build it Green™.

"Covered Project" means a project that must, pursuant to Section 7.94.040.C, comply with the provisions of Sections 7.94.080 through 7.94.120 of this Chapter.

"Green Building Documentation" means the documentation submitted to the Building Official as part of the Site Development Review process. The Green Building Documentation includes, but is not limited to, a copy of the applicable Green Building Program Checklist and any other documentation determined necessary by the Building Official.

"Green Building Program" means either the GreenPoint rating system or the LEED™ for Homes Green Building Rating System, whichever system is selected by the Applicant.

"Green Building Program Checklist" means either the GreenPoint Checklist or the LEED™ for Homes Project Checklist, whichever is selected by the Applicant.

"Green Building Program Rating" refers to the number of points achieved under either the GreenPoint Checklist or the LEED™ for Homes Project Checklist.

"GreenPoint Checklist" means the version of the applicable GreenPoint Rated checklist approved by Build It Green and designed for the purpose of calculating a green building rating, in effect at the time of project application for a design review or a City building permit.

"GreenPoints" means credits assigned under the applicable GreenPoint Rated Checklist for a covered project.

"LEED™ for Homes Green Building Rating System" means the most recent version of the Leadership in Energy and Environmental Design Home Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council. As new rating systems are developed by the U.S. Green Building Council, the Building Official shall have the authority to specify the applicable LEED™ residential green building rating system for a covered project.

"LEED™ for Homes Project Checklist" means the version of the applicable LEED™ for Homes Project Checklist approved by the U.S. Green Building Council and designed for the purpose of calculating a green building rating, in effect at the time of project application for a design review or a City building permit.

"Residential Development" includes, without limitation, detached single-family dwellings, multifamily dwelling structures, groups of dwellings, condominium or townhouse developments, cooperative developments, and mixed-use developments that include housing units.

FINDINGS The amendment is needed due to local climatic, topographical and environmental conditions.

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Additionally, the area is subject to occasional drought. Reduction of total and peak energy use and water use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy and water capacity.

7.94.060 Section 4.202.1, Division 4.2, Chapter 4, Future access for solar systems- Added.

A new Section 4.202.1 is added to read:

4.202.1 A minimum one-inch (25.4 mm) electrical conduit shall be provided from the electrical service equipment to an accessible location the solar zone as defined by the California Energy Code, Title 24 Part 6 Section 110.10 or other location approved by the Building Official.

FINDINGS The amendment is needed due to local climatic, topographical and environmental conditions.

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity.

7.94.070 Section 5.202.1, Division 5.2, Chapter 5, Future access for solar systems-Added.

A new Section 5.202.1 is added to read:

5.202.1 Install conduit from the solar zone as defined by the California Energy Code, Title 24 Part 6 Section 110.10 to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

FINDINGS The amendment is needed due to local climatic, topographical and environmental conditions.

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Reduction of total and peak energy use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy capacity.

7.94.080 Standards for Compliance.

A. Covered projects shall achieve a minimum Green Building Program Rating of fifty (50) points under the Green Building Program Checklist for single-family housing. All multi-family residential projects shall achieve a "green home" or similarly entitled minimum compliance rating system, which currently requires fifty (50) GreenPoints, or a minimum Green Building Program Rating of fifty (50) points under the Green Building Program Checklist for multi-family housing, unless the Building Official determines that the single-family green building rating system is more appropriate for the building, such as for a duplex building that is part of a larger project. Approval of a building permit for new construction shall not be granted unless the Applicant submits a checklist demonstrating the covered project receives the minimum Green Building Program Rating required on the appropriate Green Building Program Checklist.

All mixed-use projects shall meet the requirements for a multi-family residential project, unless the Building Official determines the Green Building Code or another rating system is more appropriate.

B. In the event that an Applicant wishes to use an alternative green building standards program other than the GreenPoint rating system or the LEED™ for Homes Green Building Rating System, the Applicant may apply to the Building Official for approval of the alternative program. The Applicant must submit Green Building Documentation showing that the Applicant's utilization of the alternative program will result in green building benefits that are better than the benefits that would be achieved by obtaining a Green Building Program Rating of fifty (50) points under either the GreenPoint rating system or the LEED™ for Homes Green Building Rating System.

Any proposed alternative green building program must be created by a third-party entity not under the control of the Applicant, and must be sufficiently similar in structure to the GreenPoint rating system and the LEED™ for Homes Green Building Rating System to allow the Building Official to administer the requirements of this Chapter to the alternative green building standards program without significant deviation. At a minimum, the alternative green building standards program must utilize a checklist structure similar to the Green Building Program Checklists.

No Applicant may utilize an alternative green building standards program unless the Building Official gives the Applicant written approval of the Applicant's proposed utilization of the program.

FINDINGS The amendment is needed due to local climatic, topographical and environmental conditions.

Green building design, construction and operation can have a significant positive effect on energy resource efficiency, waste and pollution generation, and the health and productivity of building occupants over the life of the building. The City of Dublin has a dry, hot period of at least five months each year. As a result of the high temperatures, average load demand and peak load demand of energy used in Dublin are important factors impacting public safety and creating the potential for adverse economic impacts due to power outages or power reductions (i.e. "brownouts"). Additionally, the area is subject to occasional drought. Reduction of total and peak energy use and water use as a result of incremental conservation measures required by this ordinance will have local benefits in the additional available system energy and water capacity.